

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**Licensing Sub Committee****28 July 2015**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
3.	(Pages 1 - 194)	New Premise Licence Application - Yarnton Manor, Church Lane, Yarnton, OX5 1PY	Acting Licensing Team Leader	Supplementary Information

If you need any further information about the meeting please contact Louise Aston, Democratic and Elections louise.aston@cherwellandsouthnorthants.gov.uk, 01295 221601

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Charlotte Johnson

From: Erica Tso <...>
Sent: 16 July 2015 15:18
To: Licensing
Cc: William Humphreys
Subject: Plans for Yarnton Manor Premises Licence Application
Attachments: Interior areas to be licensed.pdf; Areas to be licensed.pdf; Premises Licence Plan Letter 16.07.15.pdf; Plans of Yarnton Manor and The Barn.pdf

Hi Charlotte,

Please find attached a letter from William regarding plans for the Yarnton Manor premises licence application, together with three accompanying plans.

Let me know if you need any more information and please kindly acknowledge receipt of this email.

Best regards,

ERICA TSO
Senior Corporate Manager

Tel: +44 (0)
Fax: +44 (0)

TEXT OF LETTER SCANNED COPY OF WHICH ATTACHED

Charlotte Johnson

Assistant Licensing Officer

Cherwell District Council

North Oxfordshire

Bodicote House

Bodicote

Banbury

OX15 4AA

16th July 2015

Dear Charlotte Johnson

Yarnton Manor premises licence application: Hearing 28.7.15

It was useful to speak to you on the phone yesterday in relation to our premises licence application at Yarnton Manor. Whilst we have previously lodged detailed plans with you, you might find the attached plans with more information useful:

- all areas applied to be licensed;
- interior areas applied to be licensed;
- plans of Yarnton Manor House and its ancillary Long Barn.

The "Areas to be licensed" map gives an overview of the locations (two buildings and four external areas) while the "Interior Areas to be licensed" document shows in details the precise rooms and areas within each building.

Please note that the Sunken Garden has been added to the areas to be licensed in the overview map, but this is very small in size.

These supply the following information:

(a) *the extent of the boundary of the building, if relevant, and any external and internal walls of the building and, if different, the perimeter of the premises;*

See "Plans of Yarnton Manor and The Barn" pages 3-7.

(b) *the location of points of access to and egress from the premises;*

See "Plans of Yarnton Manor and The Barn" pages 3-7, marked by "Emergency Exit".

(c) *if different from sub-paragraph (3)(b), the location of escape routes from the premises;*

Same as above.

(d) *in a case where the premises is to be used for more than one licensable activity, the area within the premises used for each activity;*

See "Areas to be licensed map" marked in red and the lists of licensable activities for each area, and "Interior Areas to be licensed" pages 2-6.

(e) *fixed structures (including furniture) or similar objects temporarily in a fixed location (but not furniture) which may impact on the ability of individuals on the premises to use exits or escape routes without impediment;*

See "Plans of Yarnton Manor and The Barn" pages 3-7, marked "Table/Desk", "Sofa/Chair/Bench", "Food Servery Counter", and "Bed".

(f) *in a case where the premises includes a stage or raised area, the location and height of each stage or area relative to the floor;*

Not applicable.

(g) *in a case where the premises includes any steps, stairs, elevators or lifts, the location of the steps, stairs, elevators or lifts;*

See "Plans of Yarnton Manor and The Barn" pages 3-7, and "Areas to be licensed map", marked by "Stairs".

(h) *in the case where the premises includes any room or rooms containing public conveniences, the location of the room or rooms;*

See "Plans of Yarnton Manor and The Barn" pages 3-7, marked by "WC".

(i) *the location and type of any fire safety and any other safety equipment including, if applicable, marine safety equipment;*

See "Plans of Yarnton Manor and The Barn" pages 3-7, marked by "Fire Extinguisher" and "Fire Blanket".

(j) *the location of a kitchen, if any, on the premises.*

See "Plans of Yarnton Manor and The Barn" pages 3-7, marked by "Kitchen".

I assume that you will forward this information to the relevant authorities as appropriate. However if you would like us to make separate arrangements please let us know. If you need any more information or material, we will be pleased to supply on request.

Yours sincerely

William Humphreys

Director

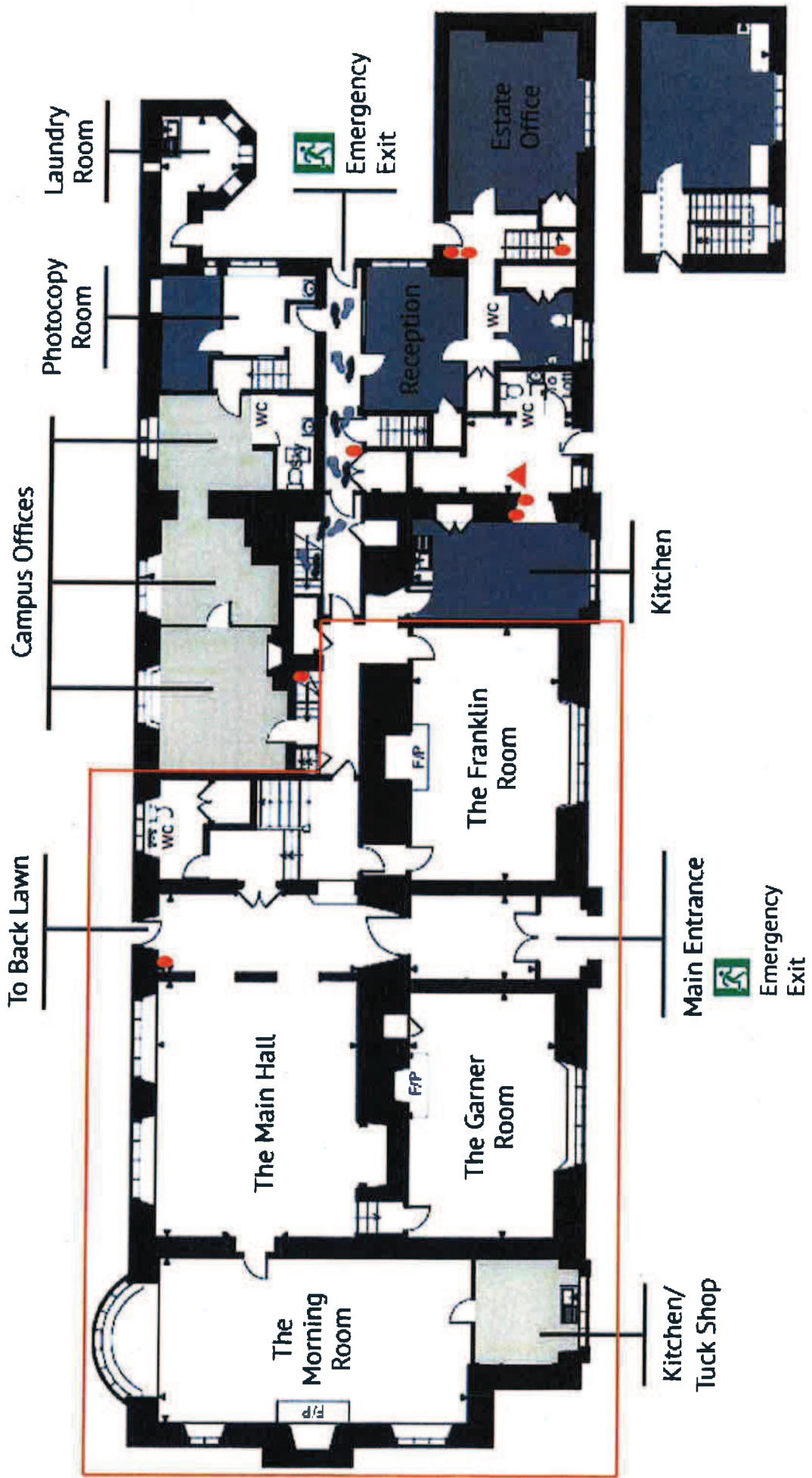
Yarnton Manor Estate

cc by email to: Licensing@cherwell-dc.gov.uk with attachments

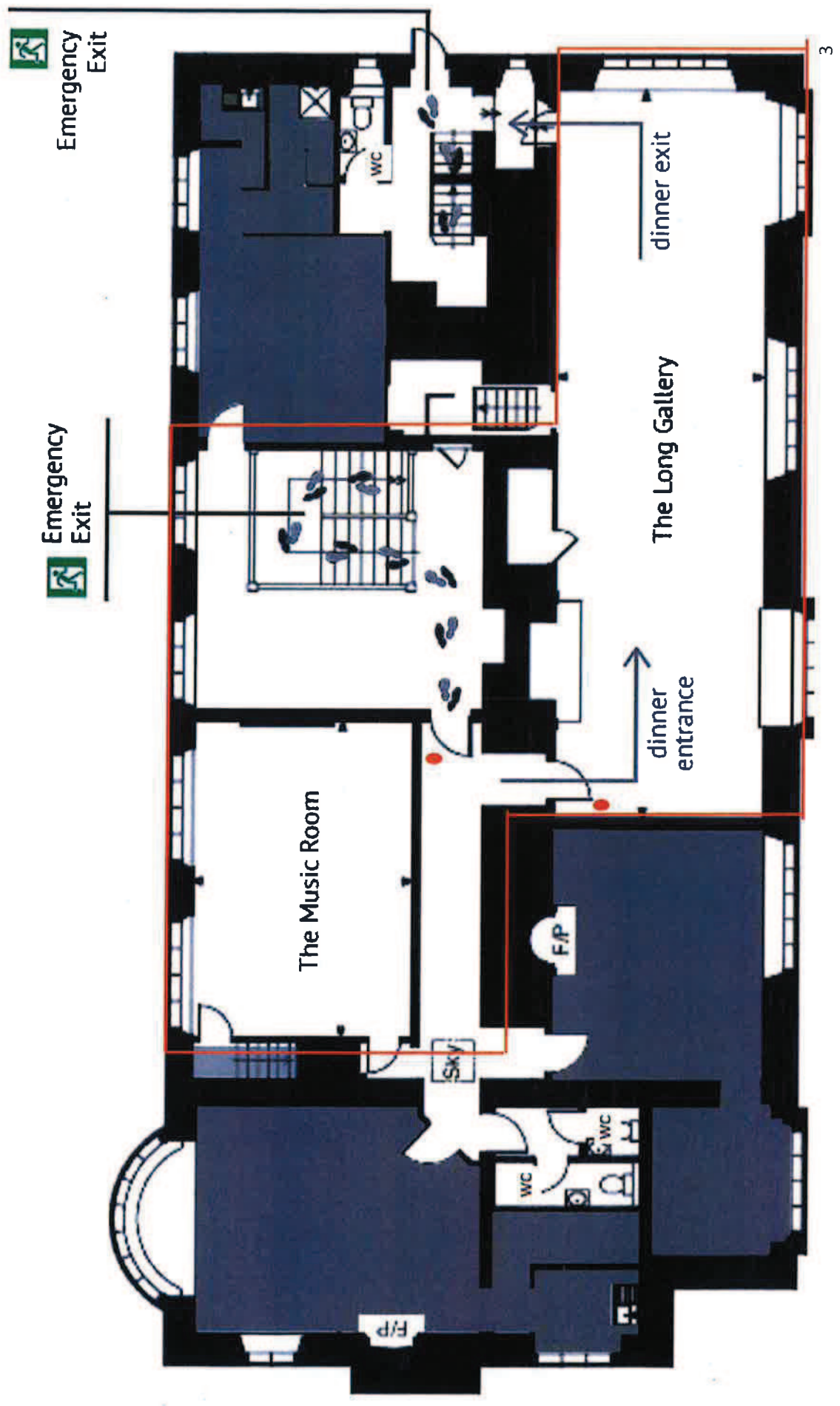


**Interior areas to be licensed
(Inside Yarnnton Manor and The Barn)**

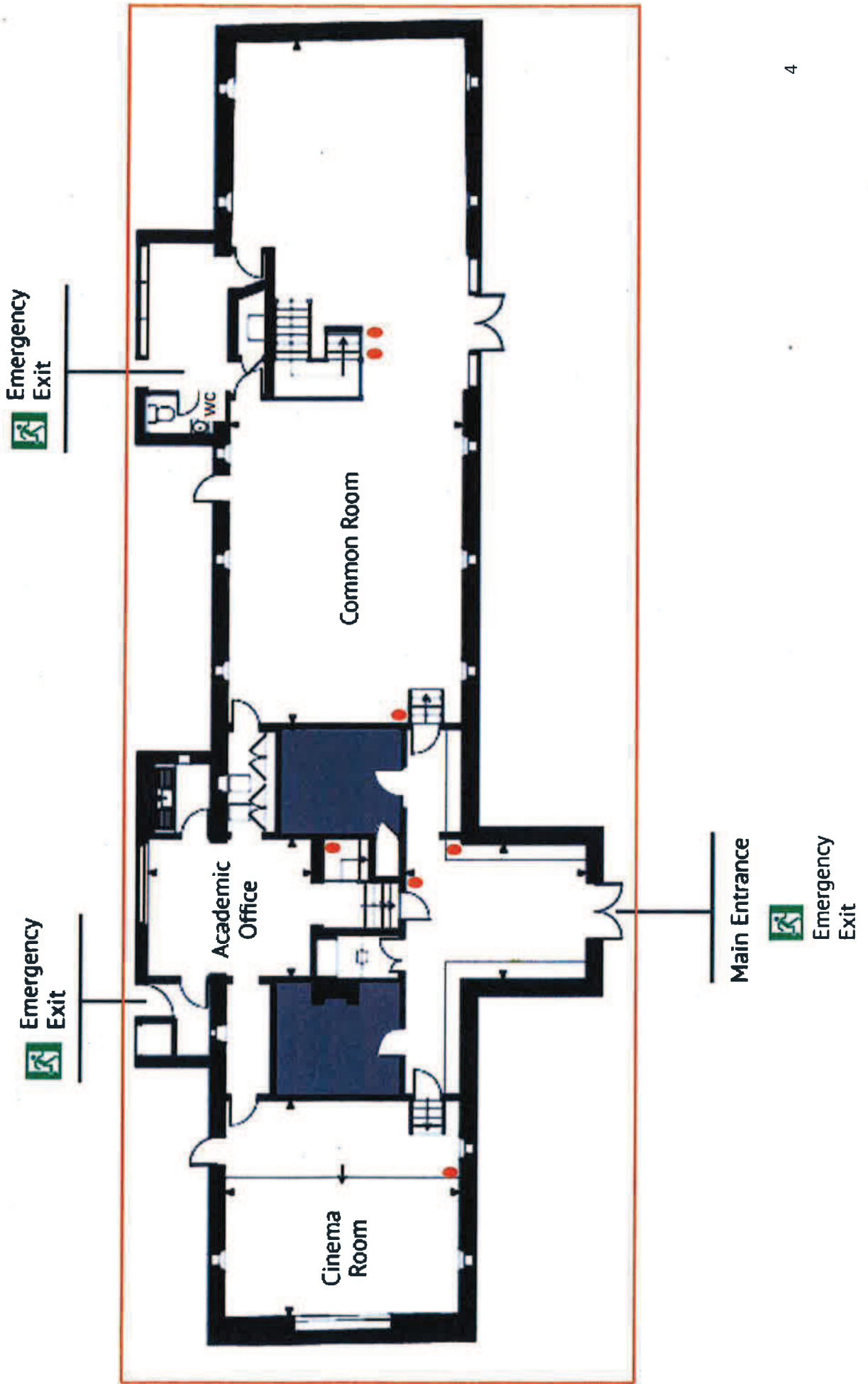
Yarnton Manor - Ground Floor



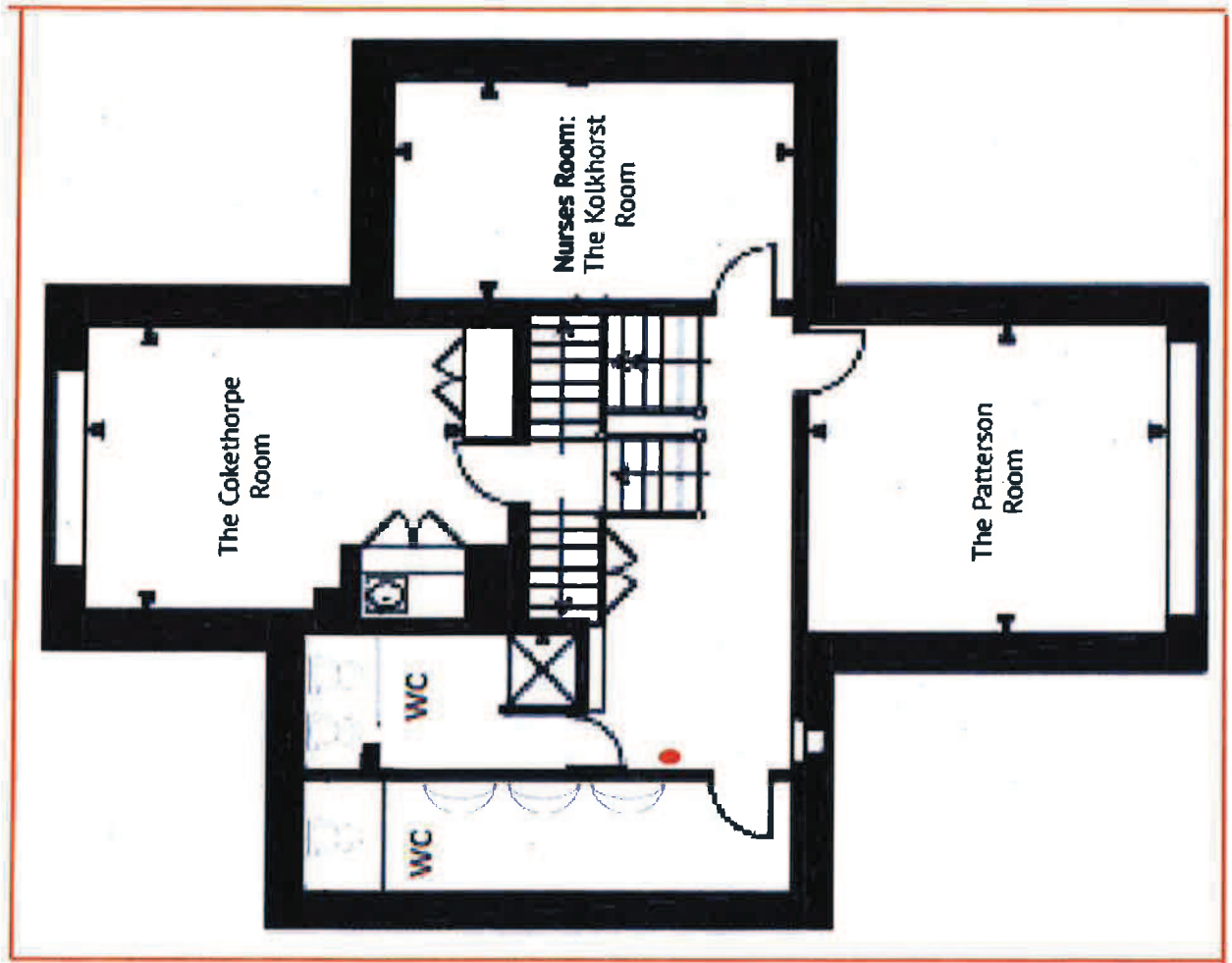
Yarnton Manor - First Floor



The Barn - Ground Floor

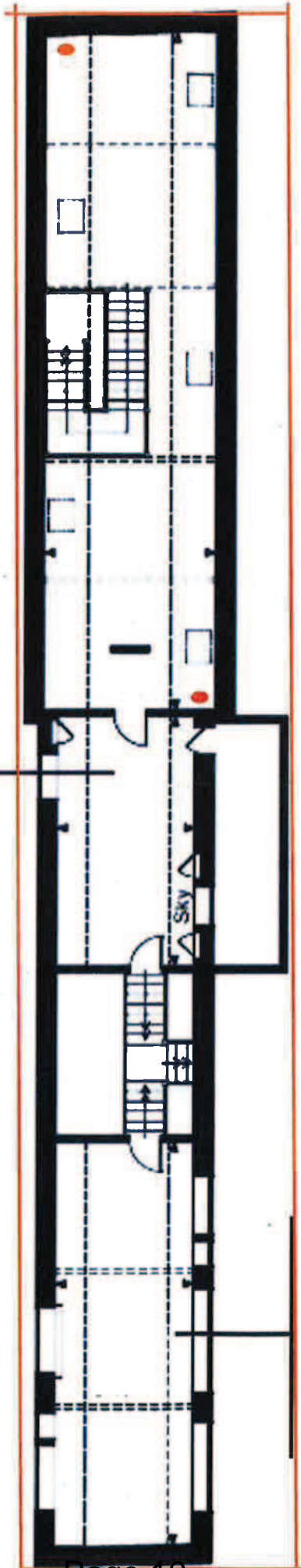


The Barn - First Floor



The Barn - Second Floor

The Ruddings Room



The Deverell Room

History of the Manor

Yarnton Manor is a beautiful manor house on the outskirts of Oxford, dating to the early 17th century. It was built in 1611 by Sir Thomas Spencer, who also built the chapel and clock tower of the nearby St Bartholomew's church. The Spencers were an increasingly powerful and influential family in the 17th century and Yarnton Manor was one of the many impressive houses in the country. You can see the various rooms at the time of the manor's construction, including the grand hall, the library, the dramatic rooms of St Thomas' Hall, Sir William Spencer and his grandson Sir Charles Spencer. During the English Civil War, the Spencers were supporters of King Charles I and Yarnton Manor was used as a hospital for Royalist soldiers.

On June 3rd 1644 King Charles made a dramatic night-time escape from a besieged Oxford and his route took him along Church Lane past the front gates of Yarnton Manor. The Spencers were among the royalist household who enabled the escape, which allowed the King to evade capture by Parliamentarian forces for another two years.

As the Spencers were on the losing side of the Civil War, their fortunes and therefore the manor suffered. In 1660 the Monarchy was restored and the new King, Charles II, granted the Spencers funds to repair the damage that the war had inflicted on the manor.

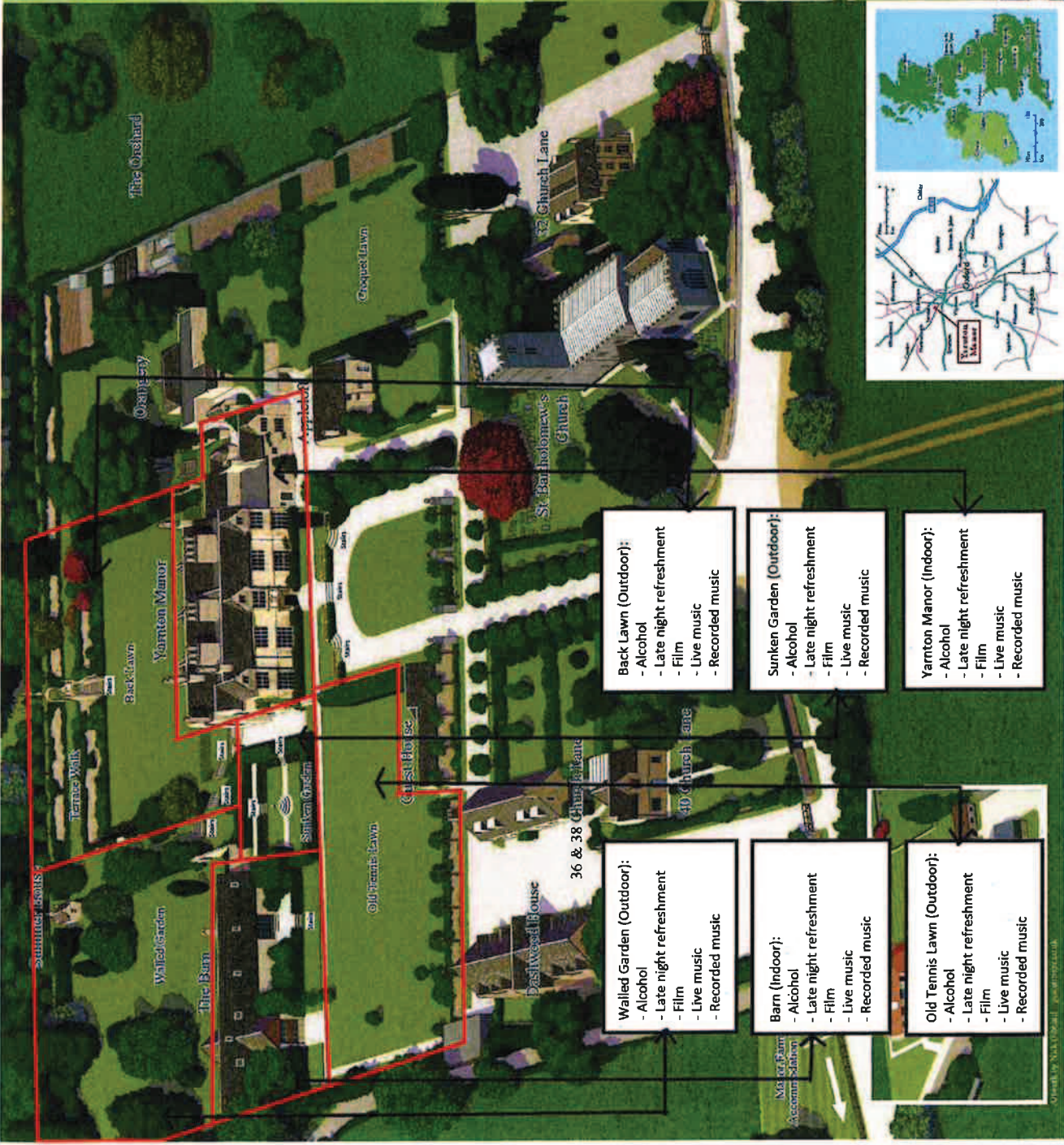
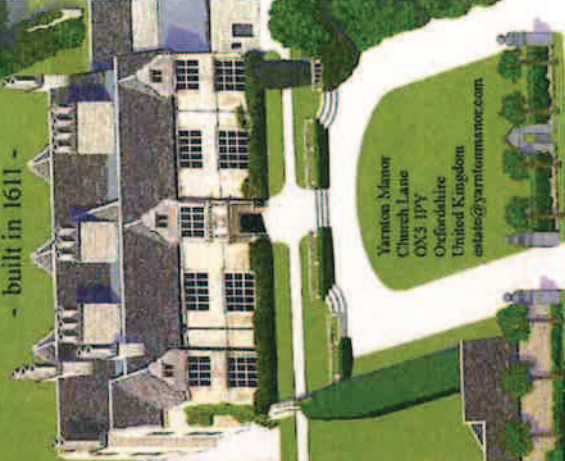
The last Spencer to live in Yarnton Manor was Lady Jane Spencer, who was a celebrated patient of John Radcliffe, the royal physician who gave his name to the famous Radcliffe Infirmary. She died in 1782 and her estate was sold. Lady Jane is depicted in the south of her portrait, Sir Thomas, in the chapel, along with her husband, her son and her four daughters.

After Lady Spencer's death, the manor was divided between her daughters and with the passage of time the manor was sold to various owners. In 1911 the manor and its properties they owned in the area.

Yarnton Manor was bought by Henry Robert Franklin in 1915. Franklin, a successful architect, Thomas Gassett, who also trained parts of Napoleon Collyer, amongst many other works to and around Oxford. Gassett's highly praised restoration of the Manor was completed in 1920. The manor was then used as a private residence, but the Spencers were such as the manor's portrait in the Long Gallery, and the Spencers were the main gallery, which still retain their original plasterwork. His initials can be seen in the stained glass window in the Franklin room overlooking the main driveway.

In the 20th century, the manor came into the hands of the family of George Kolbren, an Oxford professor with extensive literary connections. It was during this time that Sir Harold, who would later become known as the Rocker pizza-creating legend of The 1960s, visited the manor as a part of a long pizza-creating tour. Sir Harold's last food visit was in 1983, and he visited the manor for several months in 1983, and visited the manor in 1983. Following Kolbren's death the Manor was used for academic functions such as a boarding school and a university research centre and to serve a study centre for international students.

Yarnton Manor - built in 1611 -



Back Lawn (Outdoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Sunken Garden (Outdoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Yarnton Manor (Indoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Walled Garden (Outdoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Barn (Indoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Old Tennis Lawn (Outdoor):
 - Alcohol
 - Late night refreshment
 - Film
 - Live music
 - Recorded music

Plans of Yarnton Manor and The Barn
(showing Locations of Emergency Exits,
Fire Extinguishers/Fire Blankets,
Toilets, and Kitchens)

Legend:



Fire Extinguisher



Fire Blanket



WC/Toilets/Public Conveniences



Emergency Exit

Emergency Exit



Table/Desk



Sofa/Chair/Bench

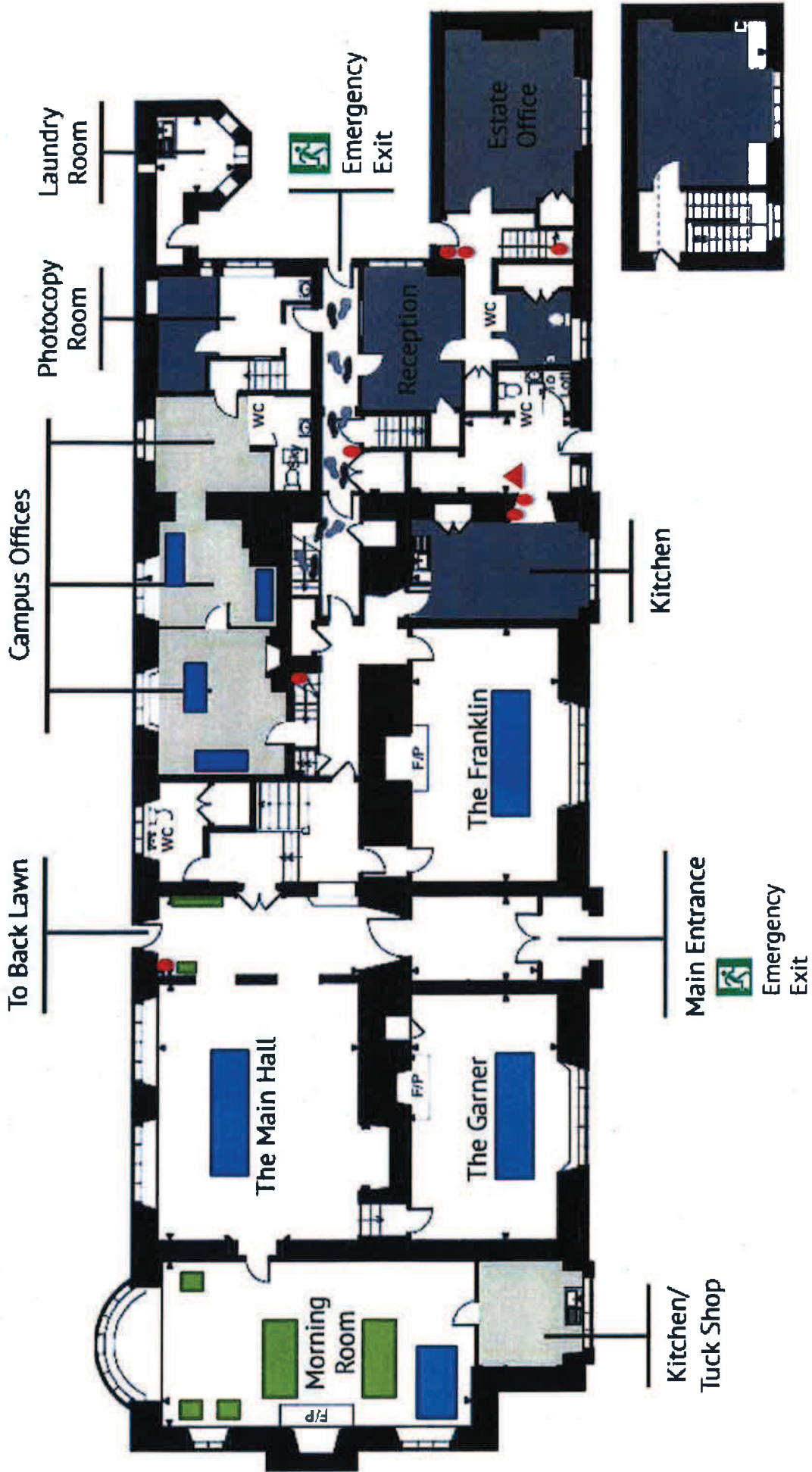


Food Servery Counter

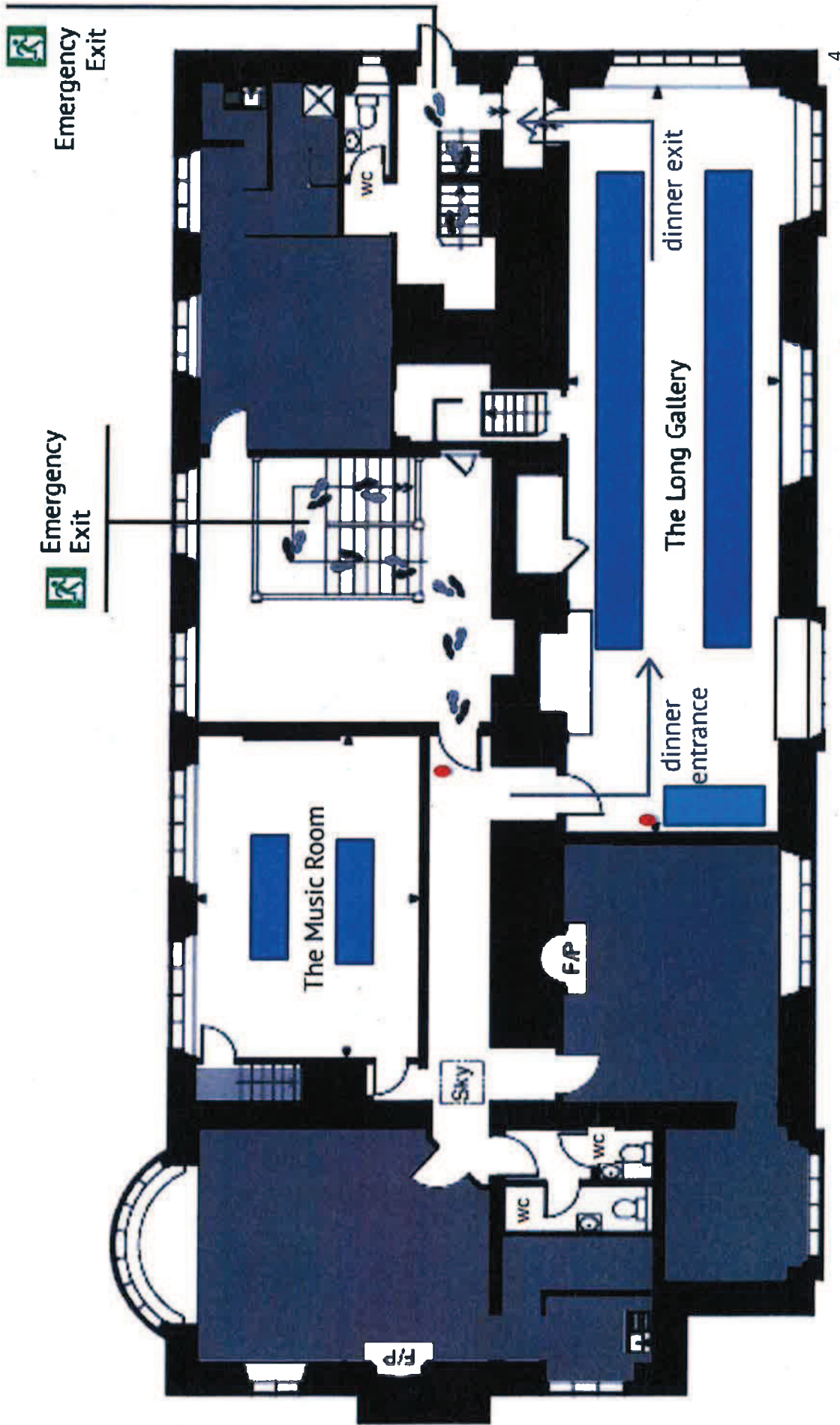


Bed

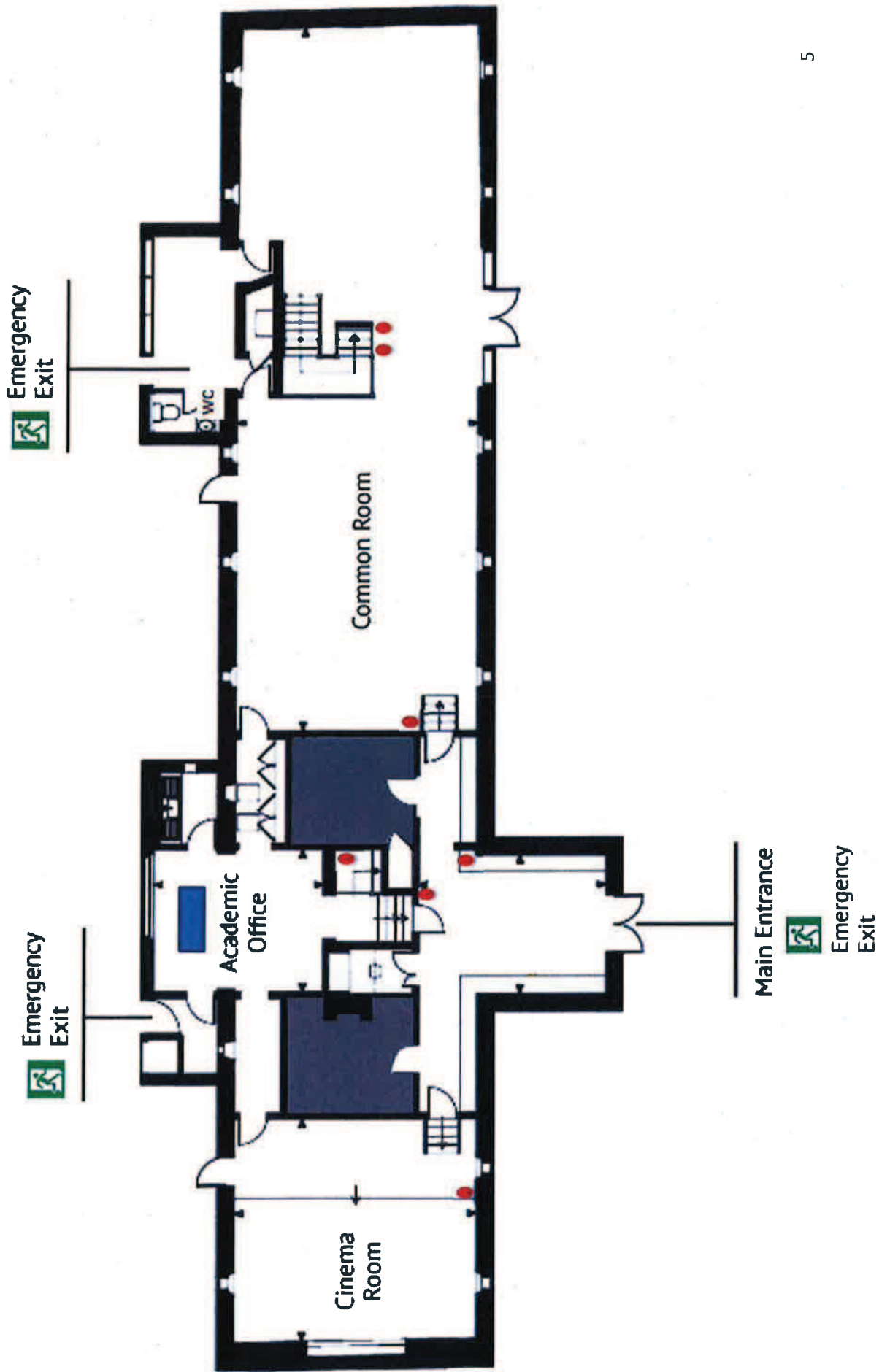
Yarnton Manor - Ground Floor



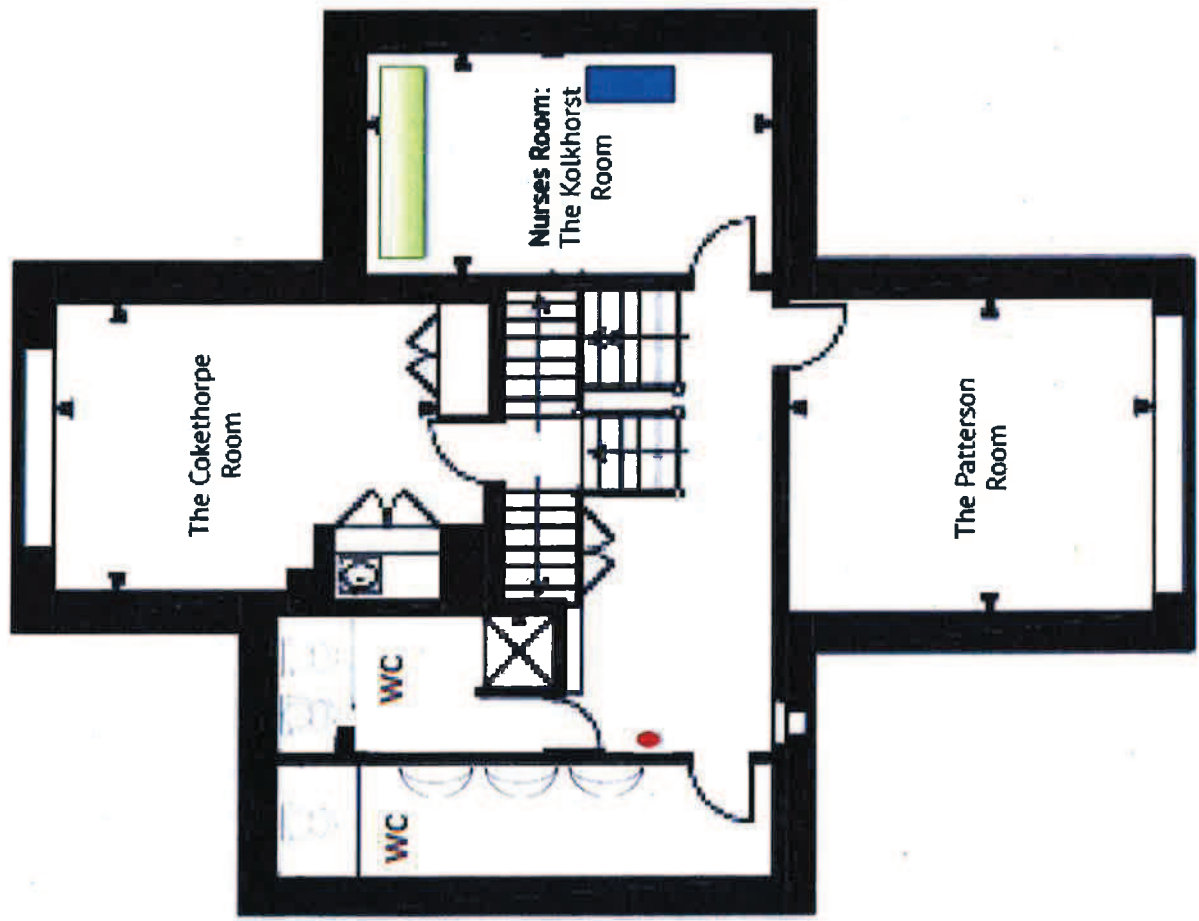
Yarnton Manor - First Floor



The Barn - Ground Floor

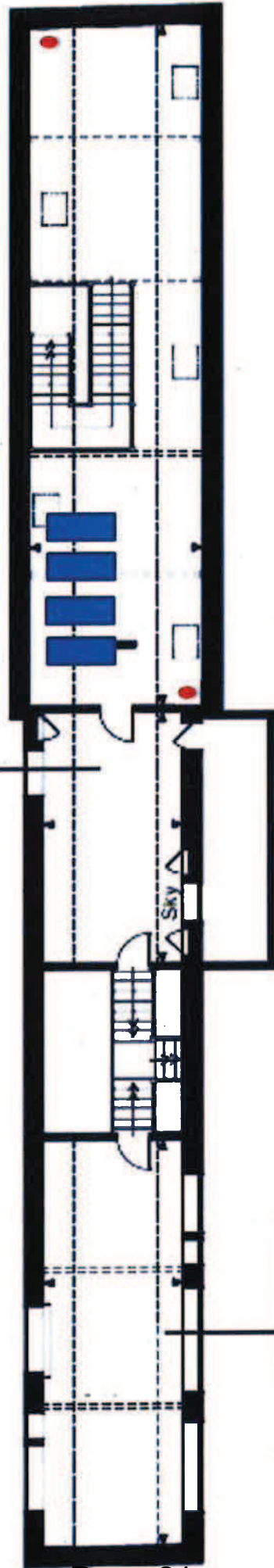


The Barn - First Floor



The Barn - Second Floor

The Ruddings Room



The Deverell Room

Charlotte Johnson

From: Hinde Law (David C Hinde) <
Sent: 16 July 2015 13:43
To: Chris Pegler; Licensing
Cc: Jon Payne; Hinde Law (David C Hinde)
Subject: FW: Yarnton Manor
Attachments: FW: Yarnton Manor new Premises Licence Application; Photographs.pdf;
2015-07-04 Open Ltr Yarnton Manor to Yarnton Residents.pdf

Importance: High

Yarnton Manor Licence Application

Dear Chris

Appreciate how busy you must be at the moment so very grateful that you made time to take my call this morning. Thank you.

One question which is being asked by Jon Payne the licensing lawyer representing my family (and many others in Yarnton).

He sent an e-mail yesterday to your licensing in-box with information as regards the forthcoming Hearing on 28 July 2015 (this is forwarded below as sent for ease of reference).

As we understand the position; this e-mail plus its attachments will be placed before the relevant Licensing Councillors.

However we were not sure if your office was going to send the e-mail to the Applicant Oxford Programs Ltd or whether we should do this?

Please confirm the position.

Thanks very much.

Kind regards

DAVID C HINDE
Solicitor
Director
Hinde Law Ltd

| **Email:**

| **Direct Line:**

| **Address:** 71 – 75 Shelton Street, London WC2H 9JQ

| **Office:**

Charlotte Johnson

From: Jon Payne <
Sent: 15 July 2015 17:10
To: 'Jon Payne'
Subject: FW: Yarnton Manor new Premises Licence Application

From: Beautiful Yarnton
Sent: 15 July 2015 14:23
To:
Cc: Beautiful Yarnton
Subject: Yarnton Manor new Premises Licence Application

To William and George Humphreys
Directors
Yarnton Manor Estate
Oxford Programs Ltd
14 King Street
Bristol BS1 4EF

By e-mail to

Dear William and George Humphreys

On 4 July 2015 you convened a meeting at Yarnton Manor to discuss your application for a new premises licence.

You indicated that Minutes of the Meeting would be made available but to date this has not been done.

As you know about a hundred Yarnton residents attended the Meeting and their principal concerns were expressed by numerous speakers.

These concerns in essence were that whilst Yarnton Manor had given information as regards its summer school run by Oxford Royale and some information about a few events that it intended to run at Yarnton Manor under the auspices of its events company Winterwell Ltd, the simple vital fact was that the widest possible terms of licence had been applied for.

Amongst other questions, you both and the rest of your team were repeatedly asked to clarify precisely:

1. How many such events were envisaged?
2. How many people were expected to attend?
3. How many cars and/ or buses were expected to attend?
4. What sound levels were going to be used for the live and amplified music?

However you were unable or simply unwilling to give answers to these questions which understandably only increased the concerns of the villagers.

These concerns were not allayed by the open letter dated 4 July 2015 from Yarnton Manor Estate that was given to everyone as they left the Meeting because whilst some more information was provided and in particular as regards the planned Winterwell Festival on 29 August 2015, we were still left in the dark as regards the *other* events planned to take place at Yarnton Manor with the above-mentioned key questions still remaining unanswered.

At the conclusion of the meeting I approached you both and other members of your team and introduced myself as being a person who was working with a number of other Yarnton residents.

I explained that we represented a significant number of Yarnton villagers who were loosely affiliated as The Beautiful Yarnton Residents Group all of whom were most concerned by the vagueness of your actual plans for events at Yarnton Manor which would require to be licensed in light of the widest possible scope of the new Premises Licence for which you had applied.

In an effort to avoid unnecessary dispute over this I and others in our team offered to enter a dialogue with you to see if we could resolve conditions for your Licence by agreement before the Hearing on 28 July 2015.

I invited you to correspond with me and you gave me to understand that you would consider this invitation to dialogue and respond.

To date we have not had any such response and accordingly are left to conclude that you do not wish to enter any direct dialogue with the Beautiful Yarnton Residents Group.

Yours sincerely

David C Hinde

Solicitor

Beautiful Yarnton Residents Team

Yarnton Manor Estate

4th July 2015

Dear Residents

We are offering this meeting today as an opportunity for concerns to be raised, and these addressed, in relation to the Estate's premises licence application listed for hearing by the Licensing Sub-Committee of the Council on 28 July and in relation to the Winterwell event on 29 August 2015.

We appreciate that this meeting was arranged at short notice. However today was chosen because, as you may know, the hearing date for our premises licence of 28th July has only recently been scheduled by the Licensing Sub-Committee, and to get this session in a reasonable time ahead of that date we have had to fix a date early in July. Logistically the date had to be 4th July, because the Manor (otherwise full of students) is empty for a changeover day with one group of students having left this morning and another group not arriving till tomorrow morning.

Premises Licence Application

We have received a number of enquiries about our recent application for a premises licence to show films, play recorded and live music (to the extent now required) and (where appropriate) serve refreshments and alcoholic beverages (all regulated activities) at the various functions that will take place at the Manor over a normal year. The question has been asked: What are our intentions in this, and what might be the impact of what's proposed on the surrounding community if granted?

We must stress that we are primarily applying for administrative reasons. A single licence for regulated activities is valid for a year, and thereafter is subject to an annual fee. Having a single annual licence in place saves our having to make an application to the Council by temporary event notice (TEN) each and every time a function is to take place during the year (but see below as to the maximum permissible of these).

We have already applied for and been granted TENs for the 6 presently-anticipated number of events and functions associated with our student summer courses. These are non-alcoholic functions usually associated with the ending of a course for a batch of students e.g. a graduation disco. 2 of these have taken place already on 19th June & 3rd July without a problem.

But we need to be flexible, as we are setting up here an all-year-round educational centre, and groups of students may be having graduation discos or similar, or functions may be arranged for them, all through the year, or scheduled dates may need to be changed.

To date the maximum number of TENs that might be applied for in a year is 12. Parliament has now increased this to 15 in any calendar year. Beyond that number, a single annual premises licence is required.

Functions to be held are not only student-related events. The Manor has for a long time been pleased to make its facilities available to couples for weddings, for example, averaging a small number of these during the year. Residential conferences may also be held, to which functions attach and there may be other functions or events – for example a few years ago the Manor hosted the St Hugh's College Annual Ball.

Yarnton Manor - Yarnton, Oxford, OX5 1PY

Telephone: 01865 850000

E-mail: info@yarntonmanor.com

www.yarntonmanor.com

Yarnton Manor Estate

Outdoors (which means in practical terms in the rear gardens of the Manor) permission to play live music has been applied for between 1.00 pm and midnight Thursdays to Sundays.

Associated with the above activities indoors or outdoors, permission to supply late-night refreshments has been applied for Thursday to Sunday 11.00 pm to 3.00am.

Again, associated with the above activities indoors or outdoors, permission to sell alcoholic drinks (e.g a cash bar for departing residential conference attendees) has been applied for Thursday to Saturday 1.00 pm to 3.00 am, with Sunday those hours restricted to 1.00 pm to midnight.

None of this means that we have the intention of showing films, playing music, selling refreshments and selling alcohol on every one of those permitted days during all those permitted hours. These days and hours applied for are an overall permission for regulated activities on occasions to be authorised by the required licence.

The guidance that we received from the Council is to apply for days & hours which are sufficient to include regulated activities at all types of anticipated functions or events, so as not to need to re-apply for variations of the licence terms every time a function is booked which might need regulated activities to be running outside the shorter hours originally applied for. So, for example, it's very unlikely that we would be running a film show for young students till after midnight, and no alcohol would be supplied to them in any event, but if one of the Oxford Colleges (as St Hugh's have done in the past) were to want us to host their May Ball, or a wedding or birthday party hosted at the Manor were to want their reception to go late on a light mid-summer night, then that 3.00 am longstop time might be needed.

Essentially, these are longstop hours sufficient to cater for all the different types of function that we envisage we might need during the year.

Winterwell

One of these functions is the hosting of the one-off, one-day Winterwell event on 29th August, when the Manor will be closed to students, run by our events-operating company Winterwell World Limited.

We have already been granted permission for this under a TEN that we submitted. A copy of that grant and the application for it (with confidential details redacted) is attached.

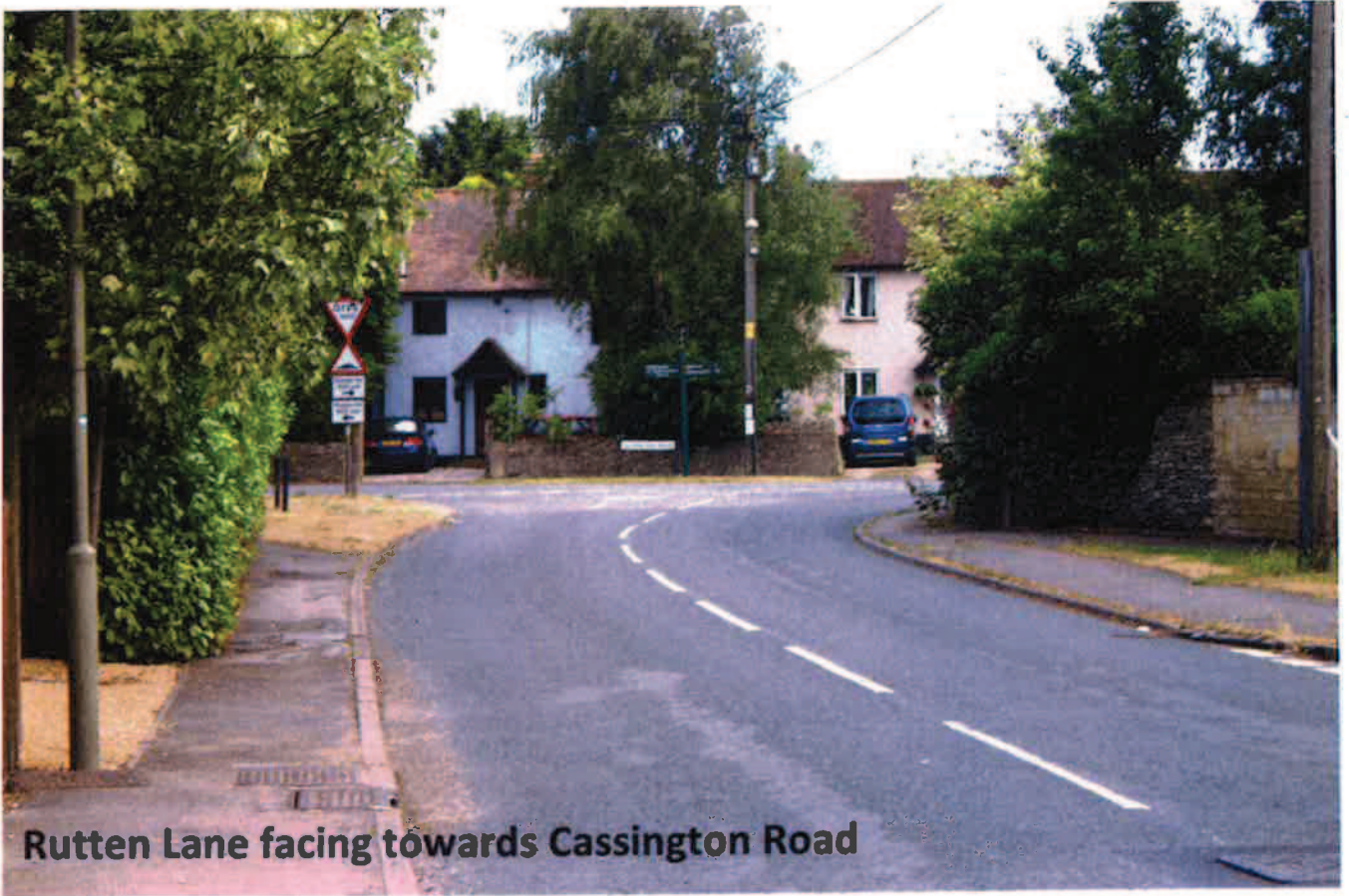
Winterwell is in essence a summer garden party, with music going on into the night, for likely about 350 to maximum 499 people, with associated supply of refreshments, alcohol, and possibly showing of films. Winterwell has been in operation for almost a decade at various venues (including in Oxfordshire) without incident and is run by a team of experienced event management professionals.

In practice an event of this nature is not unlike a large private party, or a wedding, or a function such as a College Ball.

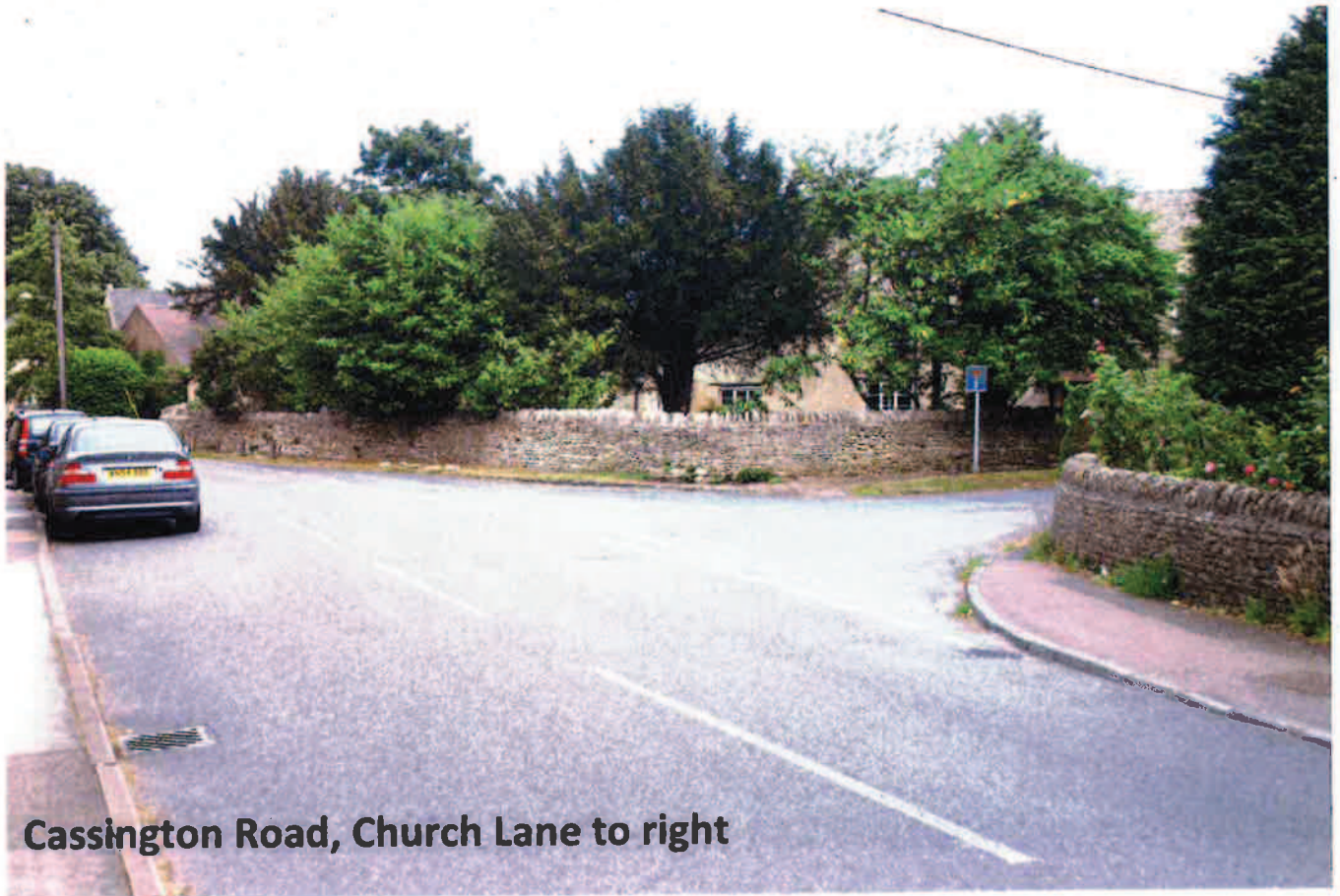
The size of the event will be easily accommodated within the 7-acres of the Manor gardens. We will ensure appropriate security measures and infrastructure are in place to allow the event to run smoothly and without incident. Staff and security measures will be in place to ensure that guests are kept to the designated areas for the event and not allowed to roam around the agricultural fields belonging to the Estate.

Yarnton Manor - Yarnton, Oxford, OX5 1PY
Telephone - E-mail:

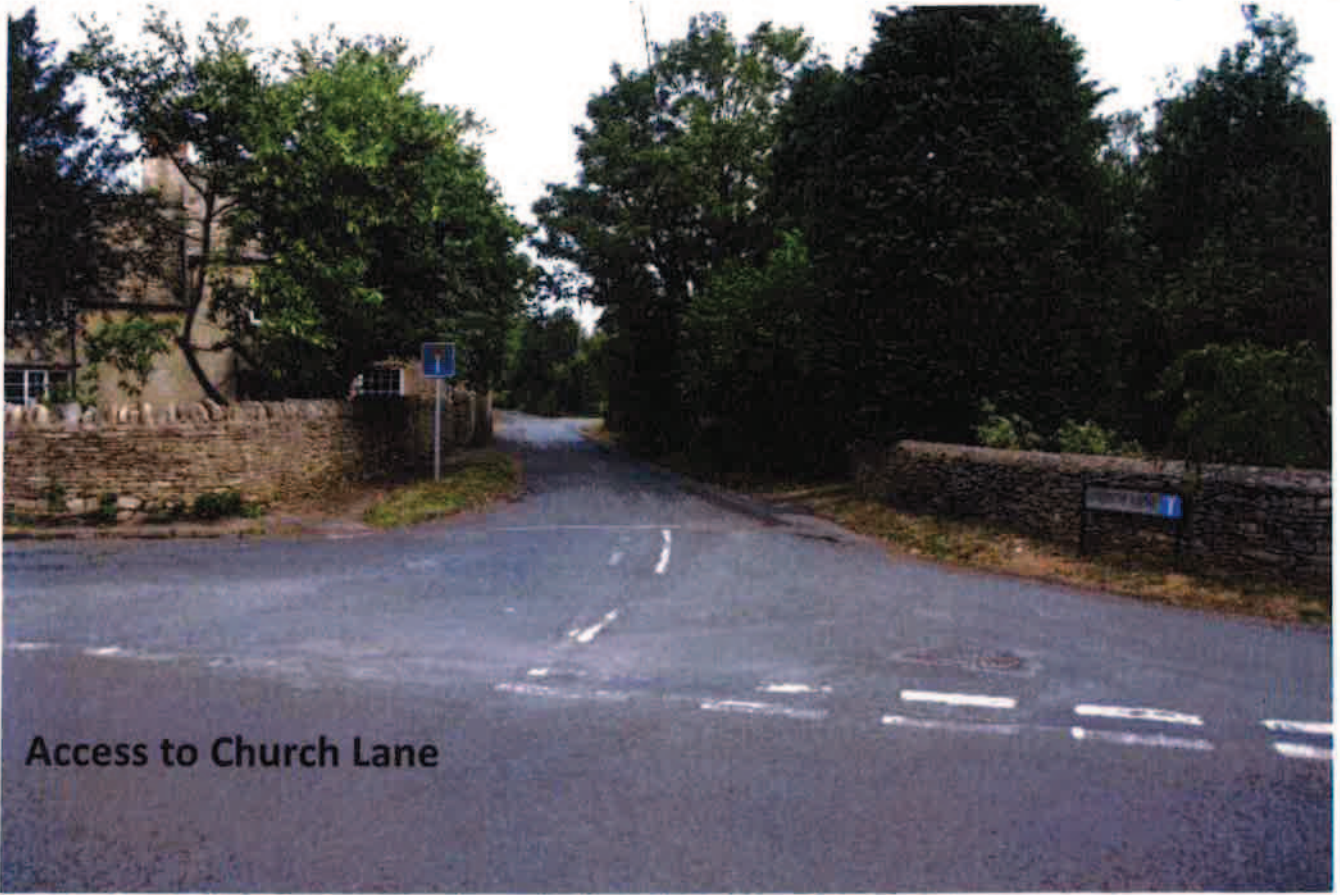
www.yarntonmanor.com



Rutten Lane facing towards Cassington Road



Cassington Road, Church Lane to right



Access to Church Lane



Church Lane looking towards Cassington Road

View along Church Lane









Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Our Ref: HGO DL Williams

Your Ref:

17 July 2015

Dear Sirs

Re: Licensing Application – Yarnton Manor Church Lane Yarnton Oxfordshire

On behalf of our clients Michael and Caroline Williams and the Brackenwood Family Trust all care of Kings Retreat, Church Lane, Yarnton please find attached the Transport Report which we are serving on you as ancillary evidence in support of our clients' position and which will be referred to at the hearing for this matter of 28th July 2014.

Yours faithfully

Lightfoots LLP
Secretary

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Technical Note

Job Title	Yarnton Manor, Church Lane, Yarnton, Oxfordshire		
Job Number	J322426	Date	16/07/2015
Copy	Final	File reference	150716MD
Prepared by	Michael Deadman	Approved by	Huw Vaughan Jones
Subject	Transport and Access Appraisal – Cherwell Premises Application		

1 Introduction

- 1.1 This Transport and Access Appraisal report is based upon instructions from Mr Michael Williams of Kings Retreat, Church Lane, Yarnton in Oxfordshire to review the premises licence applied for at Yarnton Manor, Church Lane, Yarnton to Cherwell District Council from a highways perspective.
- 1.2 A site visit has been carried out to appraise the above in terms of vehicle access. As part of this assessment the characteristics and design of the existing highway network has been considered alongside the appropriate design standards in Manual for Street 1 and 2 (MfS), to assess if the location of the proposed licensed events (ref 15/PRM0186/LAPRE1) via Church Lane is appropriate or not.
- 1.3 The proposed licensed events are summarised in the table below:

Table 1.1 Summary of Premises Licence being sought by Yarnton Manor

Activity (Indoor & Outdoor)	Time Period	From	To
Playing of Recorded Music (O)	Thursday to Sunday	13.00	00.00 (midnight)
Performance of Live Music (I)	Thursday to Sunday	13.00	00.00 (midnight)
Sale of Alcohol (on premises)	Sunday	13.00	00.00 (midnight)
Exhibition of Films (I)	Monday to Sunday	17.00	02.00
Late Night Refreshment (I & O)	Friday to Saturday	23.00	03.00
Playing of Recorded Music (I)	Thursday to Sunday	13.00	03.00
Performance of Live Music (O)	Thursday to Sunday	13.00	03.00
Exhibition of Films (O)	Monday to Sunday	17.00	23.00
Sale of Alcohol (on premises)	Thursday to Saturday	13.00	03.00

2 Site Location

- 2.1 Yarnton Manor is located within the southern part of the village of Yarnton, which is 1.6km (1 mile) southwest of Kidlington and 6.4km (4 miles) northwest of the City of Oxford. The 2011 Census recorded the parish's population as 2,545.

Contains Ordnance Survey data
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- 2.2 The village has a range of local amenities, which include a church, a village hall, a primary school (William Fletcher Primary School) and two public houses, the Red Lion on Cassington Road and the Turnpike on the A44 Woodstock Road.
- 2.3 Yarnton is served by a frequent bus service (S3) between Oxford and Woodstock, continuing on to either Charlbury or Chipping Norton. Most of the regular daily buses go to the rail station. There is a half-hourly service during the day with a limited service on weekday evenings and Sundays. There is a circular service linking Begbroke, Yarton and Kidlington. The majority of the buses go through the centre of the village, stopping in Rutten Lane and Cassington Road.

3 Existing Local Highway Network

- 3.1 Church Lane is designed as a typical rural lane and is classed as an unclassified road. Church Lane runs from its junction with Cassington Road, past Park Close to the entrance of Mead Farm where it terminates (no through road).

Technical Note



3.2 The speed limit of Church Lane is 30mph with street lighting.

3.3 Measurements on site were undertaken at the Church Lane / Cassington Road junction in accordance with MfS due to the 30mph speed limit. The measurements on site confirmed that the appropriate sightlines of 2.4m x 43m (the 'X' and 'Y' distances) are not achieved (only 2.4m x 27m is available) when looking to the left towards Rutten Lane. The required 2.4m x 43m vision splay to the right is easily achieved i.e. measurements on site of 2.4m x 100+m achieved.

Photos of existing sightlines available at Church Lane / Cassington Road junction



Technical Note

- 3.4 The carriageway width of Church Lane at 9.5m back from the Cassington Road junction is 5.6m. This width then significantly reduces down to 3.8m a further 10m down Church Lane. There is a partial section of footway on one side of Church Lane that runs for 25.4m from the junction of Church Lane / Cassington Road, which then terminates. The width of this footway is measured at 1.2m. The footway then begins again some 38m later along Church Road for a short distance, until it ends again and begins on the opposite side of Church Lane up to the Church, where it terminates again.
- 3.5 As stated above Park Close is served by Church Lane and is located 67.5m down Church Lane from the Church Lane / Cassington Road junction. Park Close serves approximately 20 existing residential dwellings, most of which are retirement homes. Visibility sightline measurements were undertaken at the junction of Park Close and Church Lane at an 'X' distance of 2.4m. The visibility available to the left, when looking towards the Church Lane / Cassington Road junction meets the appropriate requirement of 43m. However, the vision splay to the right looking towards Yarnton Manor is obstructed by overgrown vegetation and is restricted to only 22m, which does not meet the design guidance in MfS.

Photos of existing sightlines available at Park Close / Church Lane junction



Technical Note

- 3.6 Further carriageway measurements were taken along the remaining length of Church Lane from Park Close. These measurements varied in width from 2.9m to 3.2m up to the entrance of Yamton Manor where Church Lane was measured at its widest at 4.5m. It was observed on site that there is a single passing bay provided for cars along Church Lane, approximately half way down the road.
- 3.7 Within close proximity to the entrance of Yarnton Manor there is evidence of informal parking taking place associated with the Church and leisure walking due to the number of public rights of way in the area. The width of the entrance into Yarnton Manor (gate post to gate post) is 3.7m. The surfaced area in front of the entrance, which is used as a bell mouth to the site, is approximately 20m in length.

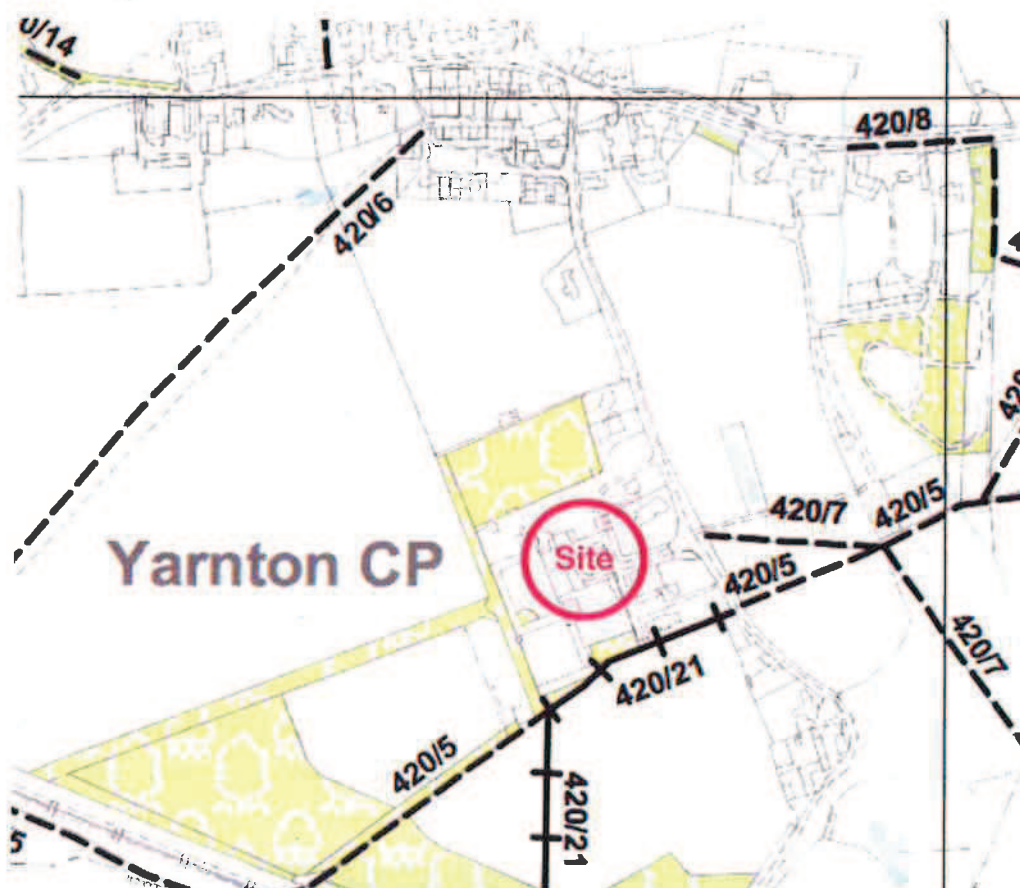


- 3.8 Church Lane does not terminate at the entrance of Yarnton Manor, this rural lane continues past the manor house for a further 164m. The width of this section of Church Lane varies in width from 3.2m to 3.6m up to the entrance of Mead Farm where Church Lane ends. It was noted at the end of Church Lane there is no turning head to enable vehicles to turn and travel back down the lane in a forward gear.



Technical Note

- 3.9 An informal enquiry for the highway boundary along Church Lane has confirmed that the highway boundary varies along the road. The boundary is either to the back-edge of the footway or verge along Church Lane for the majority of its length.
- 3.10 The public highway boundary within the vicinity of the main entrance to Yarnton Manor is considered to be to the back edges of the carriageway including any verge or footway i.e. the surfaced area in front of the Manor's entrance is a mixture of private and public highway land.
- 3.11 There are a number of public rights of way (footpaths) within the area. Three of these are located within close proximity to Yarnton Manor, Numbers 420/5, 420/7 and 420/21.



* Information sourced from Oxfordshire County Council's web site

4 Suitability of Church Lane

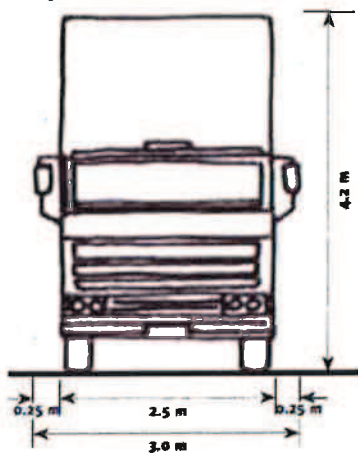
- 4.1 The premises licence being sought at Yarnton Manor for Film Exhibitions, Weddings and Music Festivals etc is expected to generate a significant number of traffic movements along Church Lane for each event, which will vary in size and weight. It is currently unknown what type of vehicle and how many will be attracted to the events planned, which is a concern in highway safety and capacity grounds.

From experiences with other events the vehicle types generally expected are (images below sourced from MfS):

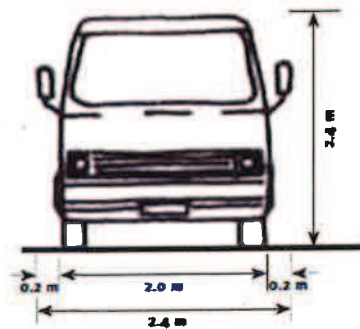
Technical Note

Heavy Goods Vehicles (HGVs) or Lorries, Van/Mini Bus and Cars

Lorry



Van/mini bus



Family saloon

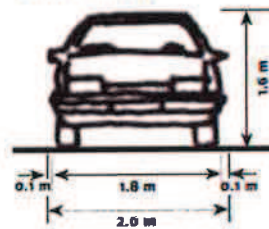


Figure 6.18 Private and commercial motor-vehicles – typical dimensions.

Coaches/Bus

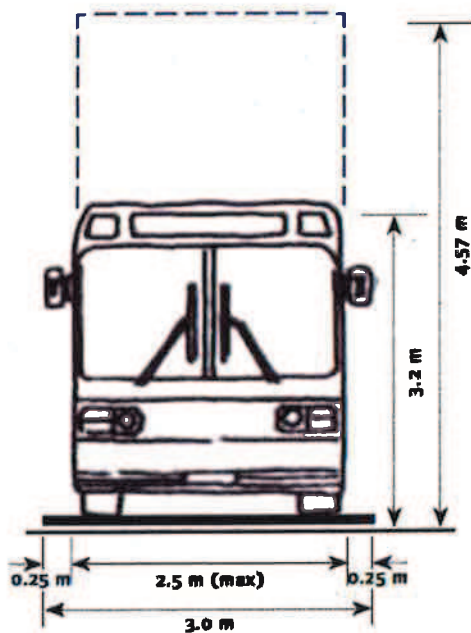


Figure 6.16 Typical bus dimensions

4.2 The width of Church Lane (described in Chapter 3) for the majority of its length is too narrow to accommodate the expected vehicle types associated with the planned events at Yarnton Manor, as they cannot physically pass each other along this public highway.

For example below is an extract from MfS, which illustrates a minimum carriageway width of 4.1m, which is required for two cars to pass each other. For a car and HGV to pass each other a 4.8m carriageway is required.

Technical Note

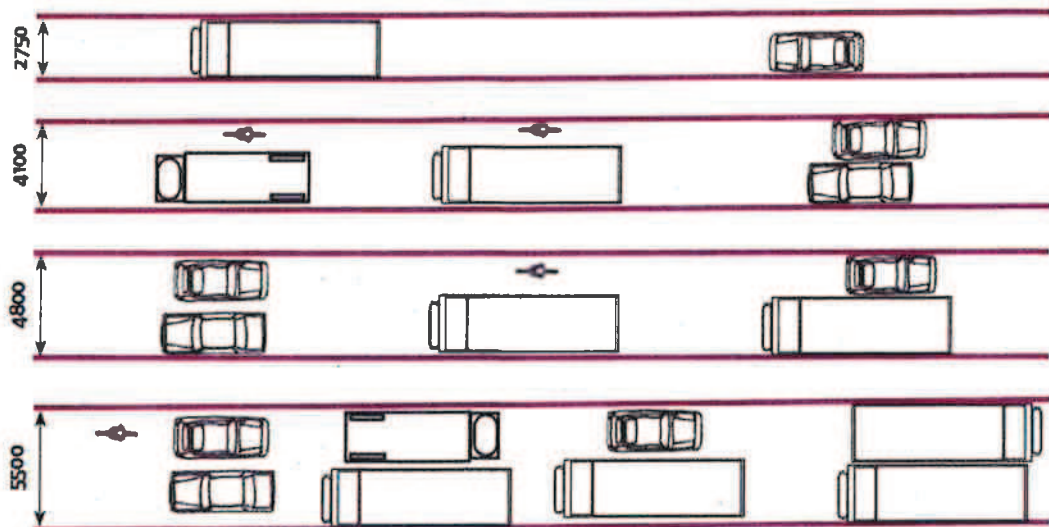


Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

* Information sourced from MfS

- 4.3 It was observed on that site that while the footway provisions along Church Lane are sporadic, a number of pedestrians were seen using Church Lane and the surrounding public rights of way routes (leisure walking). Any increase in traffic movements associated with the proposed premises licence can only have a detrimental impact upon the existing pedestrian environment along Church Lane; and increase the likelihood of pedestrians and motor vehicles coming into conflict due to the lack of proper footway provisions and suitable areas for pedestrians to take refuge.



5 Local Concerns & Observations

- 5.1 In respect of the proposed premises licence being sought local residents have observed a frequent number of large vehicles using Church Lane that are associated with Yarnton Manor. Some of which are shown below and are attached to this report as Appendix A.





5.2 It is acknowledged some of these traffic movements are linked to the permitted use of the site. However, it can be clearly seen these observed vehicles are physically too large to be accommodated by Church Lane and any increase in their frequency should not be accepted and resisted on highway safety grounds.



Technical Note

6 Local and National Policies

6.1 While the proposed premises licence to Cherwell District Council is not subject to a formal planning application, consideration to Cherwell District Council, Oxfordshire County Council and national policies should be given, especially the policies related to safe and suitable access. Such as:

Adopted Cherwell Local Plan 1996 (saved policy): Policy TR7

"Development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads will not normally be permitted".

Oxfordshire Local Transport Plan 2011-2030: General Policy G3

"Oxfordshire County Council will work to ensure that the transport network can meet the requirements of the county's world class economy, whilst protecting the environment and the amenity of Oxfordshire residents".

Oxfordshire Local Transport Plan 2011-2030: Policy SD1 Supporting Development

"Oxfordshire County Council will seek to ensure that:

- the location and layout of new developments minimise the need for travel and can be served by high quality public transport, cycling and walking facilities;*
- developers promote sustainable travel for all journeys associated with new development, especially those to work and education, and;*
- the traffic from new development can be accommodated safely and efficiently on the transport network".*

National Planning Policy Framework (NPPF)

Government planning policy on transport is set out principally in the National Planning Policy Framework (NPPF). This provides advice on how local authorities should integrate land use and transport, particularly through the development process and promotes sustainable transport. Its key objectives are to ensure:

- The opportunities for sustainable transport have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- Safe and suitable access to the site can be achieved for all people; and.*
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

7 Summary

- 7.1 The location of the site being promoted for the premises licence is unsuitable due to the design of the local highway network that serves Yarnton Manor and the nearby residential properties in the area.
- 7.2 Measurements on site have confirmed that the majority of Church Lane only has a width of just over 3m, which is not sufficient enough to physically allow two motor vehicles to pass i.e. 4.1m or 4.8m is required.
- 7.3 The traffic generation and impact from the proposed events associated with the premises licence is expected to be high due to experiences from other known events within Oxfordshire, which is a highway safety and capacity concern.
- 7.4 Church Lane is well used by pedestrians using sections of the footways provided and the local public rights of way routes. Any increase in traffic movements associated with the proposed premises licence can only have a detrimental impact upon the existing pedestrian environment along Church Lane, and increase the likelihood of pedestrians and motor vehicles coming into conflict.
- 7.5 Photographic evidence has confirmed that Church Lane cannot accommodate the existing traffic movements generated by Yarnton Manor and any additional traffic movements associated with the premises licence will only have a detrimental impact on the safety of users of this public highway.
- 7.6 The proposed site appears to be contrary to the current and emerging local and national policies for the area

8 Conclusion

- 8.1 This Transport and Access Appraisal report provides a robust analysis of the highway and access issues on the local highway network demonstrating that Church Lane is not suitable to accommodate the proposed events to be associated with Yarnton Manor.
- 8.2 Given these findings the grant of a premises licence is likely to significantly increase the risks to public safety and the noise generated by the increased traffic is likely to impact adversely on the local environment.

Appendix A Site Photos

Views of Church Lane / Cassington Road Junction



Views of Church Lane







Charlotte Johnson

From: Jon Payne
Sent: 15 July 2015 17:51
To: Licensing
Subject: Yarnton Manor
Attachments: FW: Yarnton Manor new Premises Licence Application; Photographs.pdf; 2015-07-04 Open Ltr Yarnton Manor to Yarnton Residents.pdf

Dear Charlotte

Please find attached a number of documents that we would like to rely on at the forthcoming hearing. No doubt Councillors will already have a copy of the s182 guidance and your licensing policy to hand.

I anticipate that we will have a number of suggested conditions to present to the committee if they are minded to grant a licence and will do so in verbal form at the hearing, but for the sake of convenience and to avoid excessive note-taking, we will also email these to you. To assist members, I will also prepare bullet points of our submissions that we will present at the hearing.

Whilst writing, can I check to see whether there have been any amendments to the application since it was deposited ?

Regards,

Jon Payne

BSc(Hons), Dip HSW, CMS, MCIEH, FRIPH, MIOL, CMIOSH,
Barrister (Non-practising), Solicitor

Tel: | Mobile: | Fax: 0844 272 5591
email: | Skype:
Twitter:



Correspondence address:

Prima House | 267 Banbury Road | Oxford | OX2 7HT

Chester House | 81-83 Fulham High Street | Fulham | London | SW6 3JA



Charlotte Johnson

From: Jon Payne
Sent: 16 July 2015 09:58
To: Licensing
Subject: Yarnton Manor

My apologies for sending these separately, but they have only just been received and we would also seek to rely on them at the hearing.

Regards

© 2015 Solicitors Regulation Authority. W/1574025 - 247145 - 1891222715 - Received: Jon Payne, Director, on behalf of the Solicitors Regulation Authority, on 16 July 2015 at 09:58:58 AM. This email and any files transmitted with it are confidential and intended solely for the use of the individual named. If you have received this email by mistake, please notify the sender immediately by e-mail. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please email the sender if you have any queries. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please email the sender if you have any queries. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please email the sender if you have any queries.





Appendix A Site Photos

Views of Church Lane / Cassington Road Junction



Views of Church Lane







Yarnton Manor Estate

4th July 2015

Dear Residents

We are offering this meeting today as an opportunity for concerns to be raised, and these addressed, in relation to the Estate's premises licence application listed for hearing by the Licensing Sub-Committee of the Council on 28 July and in relation to the Winterwell event on 29 August 2015.

We appreciate that this meeting was arranged at short notice. However today was chosen because, as you may know, the hearing date for our premises licence of 28th July has only recently been scheduled by the Licensing Sub-Committee, and to get this session in a reasonable time ahead of that date we have had to fix a date early in July. Logistically the date had to be 4th July, because the Manor (otherwise full of students) is empty for a changeover day with one group of students having left this morning and another group not arriving till tomorrow morning.

Premises Licence Application

We have received a number of enquiries about our recent application for a premises licence to show films, play recorded and live music (to the extent now required) and (where appropriate) serve refreshments and alcoholic beverages (all regulated activities) at the various functions that will take place at the Manor over a normal year. The question has been asked: What are our intentions in this, and what might be the impact of what's proposed on the surrounding community if granted?

We must stress that we are primarily applying for administrative reasons. A single licence for regulated activities is valid for a year, and thereafter is subject to an annual fee. Having a single annual licence in place saves our having to make an application to the Council by temporary event notice (TEN) each and every time a function is to take place during the year (but see below as to the maximum permissible of these).

We have already applied for and been granted TENS for the 6 presently-anticipated number of events and functions associated with our student summer courses. These are non-alcoholic functions usually associated with the ending of a course for a batch of students e.g. a graduation disco. 2 of these have taken place already on 19th June & 3rd July without a problem.

But we need to be flexible, as we are setting up here an all-year-round educational centre, and groups of students may be having graduation discos or similar, or functions may be arranged for them, all through the year, or scheduled dates may need to be changed.

To date the maximum number of TENS that might be applied for in a year is 12. Parliament has now increased this to 15 in any calendar year. Beyond that number, a single annual premises licence is required.

Functions to be held are not only student-related events. The Manor has for a long time been pleased to make its facilities available to couples for weddings, for example, averaging a small number of these during the year. Residential conferences may also be held, to which functions attach and there may be other functions or events – for example a few years ago the Manor hosted the St Hugh's College Annual Ball.

Yarnton Manor - Yarnton, Oxford, OX5 1PY
Telephone: 01235 831111 Email: estate@yarntonmanor.com

www.yarntonmanor.com

Yarnton Manor Estate

Without a premises licence, we would be unable to carry on our business of this kind beyond the maximum permissible number of TENs during a year. All who have visited our fine Grade 2* Listed Jacobean building will have no difficulty imagining the cost of maintaining its fabric in a state that can be enjoyed by future generations. As in every other sphere of public life, we need to be able to make good use of our asset, provided our activities are run in a way that is appropriate and sensitive to the interests and amenity of our neighbours.

Another need for the premises licence is in relation to the showing of films for educational (and commercial) purposes. At present we have a licence in place for the copyright aspect of showing films, but we don't have a licence for the actual showing of films (e.g. as a part of our educational courses – again, to the extent that this is required by law).

Separately, we had thought that the showing of films (such as vintage movies) on a giant inflatable screen might be something the village might find attractive down the line. We would not be intending to do this regularly, perhaps once or twice a summer, but currently permission for this would need to come out of our annual TEN allocation.

We have closely followed the guidance given by Cherwell District Council in their application documentation by:

- Posting up a copy of our application on the gate outside the Manor on the blue A4 paper supplied by the Council. This notice has been in effect since 6 June.
- Submitting a copy of the application to the Oxford Mail for publication for Yarnton residents and people further afield to see.
- Publishing the application in the Oxford Mail online for web-viewers to see.

Copies of published notice and the application are attached. Their prescribed format does not allow for much explanation to be included. The prescribed notice is just a bare, factual statement of the types of regulated activities and the hours applied for. So just reading it on its own may give cause for concern. This is perhaps particularly so in relation to the hours and days applied for. To explain, though:

We may want to be showing films (mostly to students) indoors on any day of the week, so permission for this 5.00 pm to 2.00 am Monday to Sunday has been applied for.

Outdoors (practically speaking in the rear gardens of the Manor) permission applied for to show films has been restricted to 5.00 pm to 11.00 pm Monday to Sunday.

Permission to play Recorded music (e.g. music played from CD) indoors has been applied for (very often at functions for students, other residents & guests) on Thursdays to Sundays 1.00 pm to 3.00 am.

Outdoors, the permission for recorded music has been restricted to between 1.00 pm and midnight Thursdays to Sundays inclusive.

The playing of live music (any kind of live music from a concert pianist to a dance band) is a different regulated activity. Permission for this has been applied for indoors between 1.00 pm and 3.00 am Thursdays to Sundays.

Yarnton Manor - Yarnton, Oxford, OX5 1PY
Telephone: 01865 852227 E-mail: estate@yarntonmanor.co.uk

www.yarntonmanor.com

Yarnton Manor Estate

Outdoors (which means in practical terms in the rear gardens of the Manor) permission to play live music has been applied for between 1.00 pm and midnight Thursdays to Sundays.

Associated with the above activities indoors or outdoors, permission to supply late-night refreshments has been applied for Thursday to Sunday 11.00 pm to 3.00am.

Again, associated with the above activities indoors or outdoors, permission to sell alcoholic drinks (e.g a cash bar for departing residential conference attendees) has been applied for Thursday to Saturday 1.00 pm to 3.00 am, with Sunday those hours restricted to 1.00 pm to midnight.

None of this means that we have the intention of showing films, playing music, selling refreshments and selling alcohol on every one of those permitted days during all those permitted hours. These days and hours applied for are an overall permission for regulated activities on occasions to be authorised by the required licence.

The guidance that we received from the Council is to apply for days & hours which are sufficient to include regulated activities at all types of anticipated functions or events, so as not to need to re-apply for variations of the licence terms every time a function is booked which might need regulated activities to be running outside the shorter hours originally applied for. So, for example, it's very unlikely that we would be running a film show for young students till after midnight, and no alcohol would be supplied to them in any event, but if one of the Oxford Colleges (as St Hugh's have done in the past) were to want us to host their May Ball, or a wedding or birthday party hosted at the Manor were to want their reception to go late on a light mid-summer night, then that 3.00 am longstop time might be needed.

Essentially, these are longstop hours sufficient to cater for all the different types of function that we envisage we might need during the year.

Winterwell

One of these functions is the hosting of the one-off, one-day Winterwell event on 29th August, when the Manor will be closed to students, run by our events-operating company Winterwell World Limited.

We have already been granted permission for this under a TEN that we submitted. A copy of that grant and the application for it (with confidential details redacted) is attached.

Winterwell is in essence a summer garden party, with music going on into the night, for likely about 350 to maximum 499 people, with associated supply of refreshments, alcohol, and possibly showing of films. Winterwell has been in operation for almost a decade at various venues (including in Oxfordshire) without incident and is run by a team of experienced event management professionals.

In practice an event of this nature is not unlike a large private party, or a wedding, or a function such as a College Ball.

The size of the event will be easily accommodated within the 7-acres of the Manor gardens. We will ensure appropriate security measures and infrastructure are in place to allow the event to run smoothly and without incident. Staff and security measures will be in place to ensure that guests are kept to the designated areas for the event and not allowed to roam around the agricultural fields belonging to the Estate.

Yarnton Manor - Yarnton, Oxford, OX5 1PY
Telephone: [REDACTED] - E-mail: [REDACTED]

www.yarntonmanor.com

Yarnton Manor Estate

We are aware that the outdoor music will be audible to some local residents, and will be taking steps to limit as far as reasonably practicable any disturbance that this may cause. The music will be contained to the back lawns of the Manor, which are surrounded by walls and high trees. The playing of outdoor music will be over by 9.00 pm. After then music will be played indoors.

In relation to traffic and access for the event, we do not think there is likely to be material impact on Church Lane. However, we will be taking advice from an independent traffic consultant on this point at the appropriate time.

Winterwell is open to anyone (subject to security and to numbers) and features garden games, lawn tennis, croquet, picnics, live music and much more. A discount is available for Yarnton residents and anyone interested should enquire via the Winterwell website at www.winterwell.co.uk. Two very worthy charities - *War Child* and *Care International* - are being supported this year, and we hope to raise as much money for them as possible.

General

Primarily, we are an educational company, first and foremost working with the interests of our staff and students in mind. However, as previously indicated, running ancillary events (e.g. during the holiday or low-season) is absolutely fundamental to our business, as it provides needed income to go towards maintaining the Estate throughout the year. This is not uncommon in the Oxford University Colleges, all of which generate extra income when their students aren't on site to contribute towards, for example, increasingly expensive building repairs.

Hopefully the above explanations will alleviate concerns and correct a certain degree of misunderstanding as to what is intended by the premises licence that we have applied for, but this is an open information session and questions are welcome to be asked, through the meeting Chairman, of our representatives present.

We sincerely hope that this can be the beginning of a sustained dialogue between the Estate and its neighbours. Certainly this is our intention.

Kind regards,

GEORGE HUMPHREYS
FOR THE YARNTON MANOR ESTATE

Attachments:

- (1) Published notice for premises licence application
- (2) Application for premises licence
- (3) Grant of TEN for Winterwell 29.8.15
- (4) Application for Winterwell TEN (with confidential details redacted)

Yarnton Manor - Yarnton, Oxford, OX5 1PY
Telephone: [redacted] Email: [redacted]

www.yarntonmanor.com

**Notice of Application for a new Premises Licence under the
Licensing Act 2003.**

Name of Applicant	Oxford Programs Limited
Name and Address of Premises or Description of Site	Yarnton Manor Church Lane Yarnton OX5 1PY

It is proposed to Licence this Premises for:

Provision of regulated entertainment in the forms of: - both

- Films - Indoors on Monday to Sunday inclusively from 17.00 to 02.00 the following morning
- Films - Outdoors on Monday to Sunday inclusively from 17.00 to 23.00 the following morning
- Live music - Indoors on Thursday to Sunday inclusively from 13.00 to 03.00 the following morning
- Live music – Outdoors on Thursday to Sunday inclusively from 13.00 to 00.00 the following morning
- Recorded music – Indoors on Thursday to Sunday inclusively from 13.00 to 03.00
- Recorded music – Outdoors on Thursday to Sunday inclusively from 13.00 to 00.00 the following morning

Provision of Late Night Refreshment - both

On Thursday to Sunday from 23:00 hours to 03:00 hours the following morning

Retail Supply of alcohol - consumption on premises

On Thursday to Saturday from 13:00 hours to 03:00 hours the following morning

On Sunday from 13.00 to 00.00 the following morning

Representations can be made **in writing** by 23.59 on **6th July 2015**

Please write to the address below

The Licensing Authority

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxfordshire OX15 4AA

Tel: 01295 753744

Fax: 01295 221878

E-Mail: licensing@cherwell-dc.gov.uk

Web: www.cherwell.gov.uk

Full details of the application can be inspected **by appointment** at the address above.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction of the offence is not exceeding £5,000.

5.

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

* Is your business registered in the UK with Companies House? Yes No

* Registration number

* Business name If your business is registered, use its registered name.

* VAT number Put "none" if you are not registered for VAT.

* Legal status

6.

Continued from previous page...

Your position in the business DIRECTOR

Home country United Kingdom

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name 14

Street KING STREET

District

City or town BRISTOL

County or administrative area

Postcode BS14EF

Country United Kingdom

Section 2 of 19

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name YARNTON MANOR

Street CHURCH LANE

District

City or town YARNTON

County or administrative area OXFORDSHIRE

Postcode OX5 1PY

Country United Kingdom

Further Details

Telephone number 0845 130 60 21

Non-domestic rateable value of premises (£) 41,250

7.

Section 3 of 19

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 19

JOINT INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Joint Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

8.

Continued from previous page...

PRIVATE LIMITED COMPANY. NOTE THAT THE TRADING NAME IS 'OXFORD ROYALE ACADEMY' AS PER WEBSITE AT WWW.OXFORD-ROYALE.CO.UK. HEAD OFFICE IS LOCATED AT ST. CATHERINE'S COLLEGE (SEE BELOW).

Address

Building number or name	ST CATHERINE'S COLLEGE
Street	MANOR ROAD
District	OXFORD
City or town	OXFORD
County or administrative area	OXFORDSHIRE
Postcode	OX13UJ
Country	United Kingdom

Contact Details

E-mail	
Telephone number	
Other telephone number	

Add another applicant

Section 5 of 19

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

YARNTON MANOR ESTATE IS LOCATED TOWARDS THE END OF CHURCH LANE, IN THE VILLAGE OF YARNTON. THE ESTATE IS A LARGE, BEAUTIFUL EXPANSE DATING BACK TO NORMAN TIMES, AND LOCATED RIGHT NEXT TO THE CHURCH IN YARNTON. WE RECOMMEND VISITING WWW.YARNTONMANOR.COM FOR A VISUAL INSPECTION OF THE MAIN MANOR HOUSE.

OVER THE COURSE OF THE SUMMER WE PLAN TO RUN A NUMBER OF EVENTS FOR WHICH A PREMISES LICENCE IS REQUIRED.

WE WOULD LIKE TO APPLY FOR THREE ASPECTS OF THE ESTATE TO BE LICENCED;

9.

Continued from previous page...

1. "YARNTON MANOR" - THIS IS A SIZEABLE 17th CENTURY MANOR HOUSE, CONSISTING OF FOUR FLOORS (INCLUDING THE BASEMENT). THIS IS THE MAIN FOCUS OF THE ESTATE.

2. "THE BARN" - A STAND ALONE OLD GRANARY BARN, CONSISTING OF MAIN ROOM + CINEMA ROOM + SEVERAL SMALLER CONFERENCE ROOMS.

3. THE GARDENS/LAND - HERITAGE LISTED GARDENS, PLUS AGRICULTURAL LANDS OF AROUND 30 ACRES

THERE ARE OTHER BUILDINGS ON THE ESTATE, SUCH AS 32 CHURCH LANE, DASHWOOD HOUSE, APPLE LOFT, THE ORANGERY, 36+38+40 CHURCH LANE, AND THE MANOR FARM APARTMENTS. HOWEVER NONE OF THESE ARE RELEVANT PARTICULARLY TO THIS APPLICATION. THE BUILDINGS MAY BE USED FOR ACCOMMODATION PURPOSES (E.G. FOR PEOPLE STAYING OVER AFTER EVENTS).

THE clearest and easiest way to get an overview of the premises is to visit the interactive map, by clicking the button which says "INTERACTIVE MAP" at the following web address:
<https://www.oxford-royale.co.uk/international-study-centre/Yarnton-Manor-Map/story.html>

FOR ANY EVENTS INVOLVING THE SALE OF ALCOHOL, THESE WILL BE RESTRICTED TO:
WITHIN THE MANOR HOUSE
WITH THE BARN
IN THE GARDENS CLOSE TO THE MANOR HOUSE (E.G. COCKTAIL BAR ON A SUNNY DAY).

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 19

PROVISION OF PLAYS

Will you be providing plays?

Yes

No

Section 7 of 19

PROVISION OF FILMS

Will you be providing films?

Yes

No

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the day of the week when you intend the premises to be used for the activity.

Standard Days And Timings

MONDAY

Start

End Outdoors

Start

End Indoors

TUESDAY

Start

End Outdoors

Start

End Indoors

WEDNESDAY

Start

End Outdoors

Start

End Indoors

10.

Continued from previous page...

THURSDAY

Start End
Start End

FRIDAY

Start End
Start End

SATURDAY

Start End
Start End

SUNDAY

Start End
Start End

Will the exhibition of films take place indoors or outdoors or both?

Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

WE ALREADY HAVE IN PLACE A LICENCE FOR THE SHOWING OF FILMS FROM MPLC - MOTION PICTURE LICENSING COMPANY. THIS IS AN UMBRELLA LICENCE THAT OUR COMPANY USES FOR THE SHOWING OF FILMS ACROSS 7 SITES IN OXFORD THROUGHOUT THE SUMMER.

FOR THE PURPOSES OF THIS APPLICATION, WE WOULD ONLY NEED CLEARANCE FOR SHOWING OCCASIONAL FILMS ON AN AD-HOC BASIS (E.G. 2-3 WEDDINGS (OR SIMILAR SORTS OF EVENTS) PER ANNUM.

SHOULD YOU NEED ANY CLARIFICATION PLEASE DON'T HESITATE TO ASK.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

DURING THE SUMMER MONTHS WE ANTICIPATE SHOWING FILMS REGULARLY BOTH INDOORS AND OUTDOORS FOR OUR STUDENTS. HOWEVER THESE SHOULD BE COVERED BY THE MPLC LICENCE.

THIS SUMMER WE ARE HOSTING THREE PARTICULAR EVENTS AT WHICH FILMS MAY BE SHOWN:

AUGUST WEDDING 8TH AUGUST
AUGUST WINTERWELL FESTIVAL 29TH AUGUST
AUGUST STAFF PARTY 15TH AUGUST

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

29TH AUGUST, FOR THE WINTERWELL FESTIVAL, IT IS POSSIBLE FILMS MIGHT GO ON A BIT LATER.

Section 8 of 19

PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

Yes No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

Yes No

Section 10 of 19

PROVISION OF LIVE MUSIC

Will you be providing live music?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the day
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

Will the performance of live music take place indoors or outdoors or both? Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

Indoors Outdoors Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

FOR MOST DAYS IN THE YEAR THERE WILL BE NO AMPLIFIED MUSIC EITHER INSIDE OR OUTSIDE.

FOR A LIMITED NUMBER OF NIGHTS IN THE YEAR, THERE WILL BE AMPLIFIED MUSIC.

INSIDE THE BUILDINGS
OUTSIDE ON THE LAWNS
BOTH OF THE ABOVE

THE ONLY DATES THAT WE CURRENTLY HAVE BOOKED IN THE DIARY FOR AMPLIFIED MUSIC ARE AS FOLLOWS:

AUGUST 8TH - WEDDING (MUSIC WILL BE OVER BY AROUND MIDNIGHT)
AUGUST 15TH - STAFF PARTY (MUSIC WILL BE OVER BY AROUND MIDNIGHT)
AUGUST 29TH - WINTERWELL FESTIVAL (MUSIC WILL BE OVER BY MIDNIGHT OUTDOORS, AND BY 3AM INDOORS).

ADDITIONAL DATES MIGHT BE ADDED AS BOOKINGS ARE TAKEN IN OUR OFFICES, SUBJECT TO THIS LICENCE APPLICATION.

NOTE THAT WE HAVE SEPARATELY APPLIED FOR 5 X TEN LICENCES FOR OUR SUMMER SCHOOLS, WHICH WILL TAKE PLACE IN JUNE, JULY AND AUGUST - THESE WILL HAVE BEEN FILED BY JAMIE CHERRINGTON WHO IS THE COMPANY'S EVENTS MANAGER.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

AS IT STANDS, WE'RE EXPECTING SUMMER TO BE BUSIER THAN OTHER TIMES DURING THE YEAR. BUT AS STATED ABOVE, WE ONLY HAVE THE THREE NIGHTS CURRENTLY SCHEDULED FOR THIS SUMMER.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

13.

Continued from previous page...

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Yes No

Standard Days And Timings

MONDAY

Start
Start

End
End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the day
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start
Start

End
End

WEDNESDAY

Start
Start

End
End

THURSDAY

Start
Start

End
End

FRIDAY

Start
Start

End
End

SATURDAY

Start
Start

End
End

SUNDAY

Start
Start

End
End

Will the playing of recorded music take place indoors or outdoors or both?

Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not
exclusively) whether or not music will be amplified or unamplified.

AS MENTIONED IN THE PREVIOUS SECTION, WE CURRENTLY HAVE ONLY 3 EVENTS AT WHICH RECORDED MUSIC IN THE
FORM OF DJs WILL PLAY.

1A.

Continued from previous page...

RECORDED MUSIC WILL ALSO BE AN ACTIVITY MENTIONED ON THE VARIOUS TENS SUBMITTED SEPARATELY BY JAMIE CHERRINGTON.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

SUMMER IS USUALLY A BUSIER TIME FOR US THAN OTHER TIMES IN THE YEAR.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes No

Section 13 of 19

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes No

Section 14 of 19

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the day of the week when you intend the premises to be used for the activity.

15.

Continued from previous page...

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

AS STATED PREVIOUSLY, WE ONLY HAVE A SMALL NUMBER OF EVENTS PLANNED IN FOR THIS SUMMER; PLEASE SEE EARLIER SHEET.

FOR THESE THREE ONE-OFF EVENTS, WE WILL BE SERVING ALCOHOL UNTIL AROUND 3AM.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

16.

Continued from previous page...

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the day
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start 13:00

End 03:00

Start

End

FRIDAY

Start 13:00

End 03:00

Start

End

SATURDAY

Start 13:00

End 03:00

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

17.

Continued from previous page...

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

SEE PREVIOUS PAGES. WE WILL NEED TO SELL ALCHOL AT THE THREE EVENTS IN AUGUST, AND POSSIBLY MORE EVENTS ADDED IN THE FUTURE.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Casey

Family name

Small

Enter the contact's address

Building number or name

Street

District

City or town

Administrative area

Postcode

Country

Personal Licence number
(if known)

Issuing licensing authority
(if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

Electronically, by the proposed designated premises supervisor

18

Continued from previous page...

As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 19

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

FOR ONE OF THE EVENTS WE HAVE A LIFE DRAWING CLASS SCHEDULED.

SOME OF THE FILMS BEING SHOWN WILL BE 15+ OR 18+ RATED; ALTHOUGH WE WILL ENSURE CHILDREN ARE NOT ADMITTED.

Section 17 of 19

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start
Start

End
End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the day of the week when you intend the premises to be used for the activity.

TUESDAY

Start
Start

End
End

WEDNESDAY

Start
Start

End
End

THURSDAY

Start
Start

End
End

FRIDAY

Start
Start

End
End

SATURDAY

Start
Start

End
End

19.

Continued from previous page...

SUNDAY

Start	<input type="text" value="13:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

THE MANOR IS CURRENTLY NOT OPEN TO THE PUBLIC UNLESS BY PRIOR ARRANGEMENT.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 19

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

WORKING CLOSELY WITH THE COUNCIL TO ENSURE STANDARD ARE SUFFICIENT
RISK ASSESSMENT AHEAD OF TIME, AND IMPLEMENTATION OF CONTROL MEASURES AS APPROPRIATE
GOOD LEVELS OF SECURITY AND STEWARDING AT ALL TIMES
SENSITIVE APPROACH TO LOCAL RESIDENTS AND OTHERS AFFECTED
OVER 20 YEARS' COMBINED EXPERIENCE OF THE DIRECTORS IN MANAGING EVENTS SUCCESSFULLY
LEVERAGING THE EXISTING HIGH STANDARDS OF HEALTH AND SAFETY IN PLACE AT YARNTON MANOR ESTATE
ENSURING ANY CHILDREN ATTENDING EVENTS ARE WITH PARENTS OR OTHERWISE SUPERVISED
STRICT MANAGEMENT OF ACCESS/EGRESS
FIRE RISK ASSESSMENT OF THE ESTATE RECENTLY RENEWED (JUNE 2015)
EXTERNAL ROSPA HEALTH AND SAFETY APPROVED SITE

b) The prevention of crime and disorder

GOOD LEVELS OF SECURITY AND STEWARDING AT ALL TIMES
RISK ASSESSMENT, AND IMPLEMENTATION OF CONTROL MEASURES
WRIST BAND IDENTIFICATION SYSTEMS
UP TO DATE ROSTA OF ATTENDEES
WORKING WITH THE POLICE AS APPROPRIATE

c) Public safety

GOOD LEVELS OF SECURITY AND STEWARDING AT ALL TIMES
RISK ASSESSMENT, AND IMPLEMENTATION OF CONTROL MEASURES
HEALTH AND SAFETY STAFF ON SITE
SJA/PARAMEDICA/EQUIVALENT ON SITE

20.

Continued from previous page...

APPROPRIATE SIGNAGE
ADEQUATE ACCESS TO WATER & TOILETS
ELECTRICAL EQUIPMENT RECENTLY PAT TESTED
CORDONING OFF AREAS WHICH ARE OUT OF BOUNDS
STAFF TO WEAR HIGH VISIBILITY JACKETS / CARRY ID

d) The prevention of public nuisance

SOUND MONITORING TECHNOLOGY FOR ALL EVENTS INVOLVING AMPLIFIED MUSIC
STAFF MEMBER TO PATROL VICINITY WITH SOUND-MONITORING DEVICE TO KEEP LEVELS ACCEPTABLE
PERSONAL LETTERS TO BE WRITTEN TO ALL THE INHABITANTS OF CHURCH LANE TO GIVE THEM ADVANCE WARNING OF ANY EVENTS THAT THEY MIGHT BE ABLE TO HEAR
GOOD LEVELS OF SECURITY AND STEWARDING AT ALL TIMES
RISK ASSESSMENT, AND IMPLEMENTATION OF CONTROL MEASURES
APPOINTMENT OF EVENTS PROFESSIONALS WITH MANY YEARS' EXPERIENCE

e) The protection of children from harm

RISK ASSESSMENT, AND IMPLEMENTATION OF CONTROL MEASURES
APPOINTMENT OF EVENTS PROFESSIONALS WITH MANY YEARS' EXPERIENCE
APPROPRIATE SIGNAGE
PREVENTION OF CHILDREN FROM DRINKING ALCOHOL THROUGH TRAINING/ID CHECKS

NOTE THAT WE ARE NOT EXPECTING MANY CHILDREN TO ATTEND THE 3 EVENTS MENTIONED.

Section 19 of 19

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.
Premises Licence Fees are determined by the non domestic rateable value of the premises.
To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00

21.

continued from previous page...

Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£)

315.00

DECLARATION

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

WILLIAM R HUMPHREYS

* Capacity

DIRECTOR

* Date

03 / 06 / 2015
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cherwell/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Community Services

Jackie Fitzsimons – Interim Public Protection and Environmental Health Manager



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Ms. **REDACTED**
Oxford Royale Academy
St Catherines College
Manor Road
Oxford
OX1 3UJ

*Bodlcote House
Bodlcote
Banbury
Oxfordshire
OX15 4AA*

www.cherwell.gov.uk

Please ask for:	Licensing	Direct Dial:	01295 753744
Email:	licensing@cherwell-dc.gov.uk	Our Ref:	15/TEN 05033

17 June 2015

Dear **REDACTED**

**Licensing Act 2003 – Temporary Event Notice (TEN)
Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY**

I enclose herewith the authorised TEN for the event at the above premises on 29-30 August 2015

The TEN must be displayed at the premises or kept in your custody throughout the event. Alternatively it can be kept in the custody of a nominated person working at the event, however, a notice specifying that fact and the position of that person must be displayed prominently at the premises.

I confirm receipt for the £21 fee paid. However, please note, should the event be cancelled, this is not refundable.

Please be aware of all fire safety regulations and be mindful of nearby residents. You must ensure that the event does not cause disturbance by way of noise or nuisance.

PLEASE NOTE: the TEN Form changed from 24 April 2012. If you have used a "pre-24 April 2012" form to give this TEN, I have enclosed an up-to-date form for your future use. You will note that you are now also required to send a copy of your TEN to the Anti-Social Behaviour Team.

Yours sincerely

Jackie Fitzsimons
Interim Public Protection and Environmental Health Manager

23.

----- Forwarded message -----

From:
Date: 17 June 2015 at 11:47
Subject: TEN application for Yarnton Manor
To: licensing@cherwell-dc.gov.uk

Hello,

Further to the phone call I made a few minutes ago concerning the TEN application submitted by my colleague Erica Tso, for an event at Yarnton Manor on Saturday 29th August, it was mentioned that you might be able to make a change to our form, if it had not been submitted yet.

Here are the changes:

Section 2 - The event will not take place in a marquee as described, but either outdoors in the grounds or indoors in the manor or other buildings nearby.

Section 3 - This is not a late temporary event notice, this has been marked in error.

If you could let me know if it is possible to make these changes, and assuming that it is that they have been made, I would be incredibly grateful.

Can I also check that if the changes are made with you that this would be passed on to the Police/Anti-Social Behaviour Officer's copies of the form?

Many thanks for your time, and I apologize unreservedly for the inconvenience.

Kind Regards,

Programming Coordinator

programming@oxford-royale.co.uk
Tel: +44 (0) 845 130 60 21
Fax: +44 (0) 845 280 01 22

OXFORD ROYALE ACADEMY AWARD-WINNING EDUCATIONAL COURSES

Oxford Royale Academy
St. Catherine's College, Manor Rd,
Oxford OX1 3UJ, United Kingdom

www.oxford-royale.co.uk
Tel: +44 (0) 845 130 60 21
Fax: +44 (0) 845 280 01 22



Temporary Event Notice

Before completing this notice please read the guidance notes at the end of the notice. If you are completing this notice by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written or typed in black ink. Use additional sheets if necessary.

You should keep a copy of the completed notice for your records. You must send at least one copy of this notice to the licensing authority and additional copies must be sent to the chief officer of police and the local authority exercising environmental health functions for the area in which the premises are situated. The licensing authority will give to you written acknowledgement of the receipt of the notice.

I, the proposed premises user, hereby give notice under section 100 of the Licensing Act 2003 of my proposal to carry on a temporary activity at the premises described below.

The personal details of premises user (Please read notes)			
1. Your name			
Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input checked="" type="checkbox"/> Other (please state)		
Surname	REDACTED		
Forenames	REDACTED		
2. Previous names (Please enter details of any previous names or maiden names, if applicable. Please continue on a separate sheet if necessary)			
Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other (please state)		
Surname			
Forenames			
3. Your date of birth	REDACTED	Day	Month Year
4. Your place of birth	REDACTED		
5. National Insurance Number	REDACTED		
6. Your current address (We will use this address to correspond with you unless you complete the separate correspondence box below)			
REDACTED			
Post town	OXFORD	Post code	REDACTED
7. Other contact details			
Telephone numbers			
Daytime			
Evening (optional)	REDACTED		
Mobile (optional)			
Fax number (optional)			
E-Mail Address (if available)	REDACTED		
8. Alternative address for correspondence (If you complete the details below, we will use this address to correspond with you)			
OXFORD ROYALE ACADEMY ST CATHERINES COLLEGE MANOR ROAD			
Post town	OXFORD	Post code	OX1 3UJ

24.

9. Alternative contact details (if applicable)	
Telephone numbers Daytime	
Evening (optional)	
Mobile (optional)	
Fax number (optional)	
E-Mail Address (if available)	
10. The premises (Please read notes 2, 3, 4 & 5)	
Please give the address of the premises where you intend to carry on the licensable activities or if it has no address give a detailed description (including the Ordnance Survey references) (Please read note 2)	
YARNTON MANOR, CHURCH LANE, YARNTON, OXFORD, OX5 1PY.	
Does a premises licence or club premises certificate have effect in relation to the premises (or any part of the premises)? If so, please enter the licence or certificate number below.	
Premises licence number	N/A
Club premises certificate number	N/A
If you intend to use only part of the premises at this address or intend to restrict the area to which this notice applies, please give a description and details below. (Please read note 3)	
A SUMMER GARDEN PARTY/EVENT WHICH INCLUDES LIVE MUSIC, RECORDED MUSIC, HAMPERS & PICNICS, FILMS, DRINKS, A BARBECUE, FIREWORKS AT MIDNIGHT, SUMMER GARDEN GAMES (E.G. CROQUET, BOULES, BADMINTON ETC)	
Please describe the nature of the premises below. (Please read note 4)	
A LARGE MANOR HOUSE WITH SIZEABLE GROUNDS, THE EVENT WILL TAKE PLACE IN A MARQUEE IN THE GROUNDS IMMEDIATELY SURROUNDING THE MAIN HOUSE	
Please describe the nature of the event below. (Please read note 5)	
NOTE: SUBSEQUENTLY AMENDED TO REFER TO IN THE MANOR + ADJOINING BUILDING(S) + GROUNDS	
11. The licensable activities (Please read notes 6, 7, 8, 9, 10, 11 & 12)	
Please state the licensable activities that you intend to carry on at the premises (please mark an "X" next to the licensable activities you intend to carry on). (Please read note 6)	
The sale by retail of alcohol	<input checked="" type="checkbox"/>
The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club	<input type="checkbox"/>
The provision of regulated entertainment	<input checked="" type="checkbox"/>
The provision of late night refreshment	<input checked="" type="checkbox"/>
Are you giving a late temporary event notice? (Please read note 7)	<input checked="" type="checkbox"/>
Please state the dates on which you intend to use these premises for licensable activities. (Please read note 8)	
SATURDAY 29 th AUGUST 2015	

25.

Please state the times during the event period that you propose to carry on licensable activities (please give times in 24 hour clock). (Please read note 9)

ALCOHOL SERVED 13:00 to 03:00 LIVE MUSIC INDOORS 13:00 to 03:00
 LIVE MUSIC OUTDOORS 13:00 to 00:00 RECORDED MUSIC OUTDOORS 13:00 to 00:00
 RECORDED MUSIC OUTDOORS 13:00 to 00:00 LATE NIGHT REFRESHMENT (FOOD) 13:00 to 03:00

Please state the maximum number of people at any one time that you intend to allow to be present at the premises during the times when you intend to carry on licensable activities, including any staff, organisers or performers. (Please read note 10) 492

If the licensable activities will include the supply of alcohol, please state whether the supplies will be for consumption on or off the premises, or both (please mark an "X" next to the appropriate box). (Please read note 11)	On the premises only	<input checked="" type="checkbox"/>
	Off the premises only	<input type="checkbox"/>
	Both	<input type="checkbox"/>

Please state if the licensable activities will include the provision of relevant entertainment. If so, please state the times during the event period that you propose to provide relevant entertainment. (please read note 12)

N/A

11. Personal licence holder: (Please read note 13)

Do you currently hold a valid personal licence? (Please mark an "X" in the box that applies to you) Yes No

If "Yes" please provide the details of your personal licence below.

Issuing licensing authority	
Licence number	
Date of issue	
Date of expiry	
Any further relevant details	

12. Previous temporary event notices you have given (Please read note 14)

Have you previously given a temporary event notice in respect of any premises for events falling in the same calendar year as the event for which you are now giving this temporary event notice? (Please mark an "X" in the box that applies to you) Yes No

If answering yes, please state the number of temporary event notices you have given for events in that same calendar year 3

Have you already given a temporary event notice for the same premises in which the event period:
 a) ends 24 hours or less before; or
 b) begins 24 hours or less after
 the event period proposed in this notice? (Please mark an "X" in the box that applies to you) Yes No

13. Associates and business colleagues (Please read note 15 and tick boxes that apply to you)

Has any associate of yours given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice? (Please mark an "X" in the box that applies to you) Yes No

If answering yes, please state the total number of temporary event notices your associate(s) have given for events in the same calendar year 5

Has any associate of yours already given a temporary event notice for the same premises in which the event period:
 a) ends 24 hours or less before; or
 b) begins 24 hours or less after
 the event period proposed in this notice? (Please mark an "X" in the box that applies to you) Yes No

Has any person with whom you are in business carrying on licensable activities given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice? (Please mark an "X" in the box that applies to you) Yes No

26

If answering yes, please state the total number of temporary event notices your business colleague(s) have given for events in the same calendar year.		5	
Has any person with whom you are in business carrying on licensable activities already given a temporary event notice for the same premises in which the event period: a) ends 24 hours or less before; or b) begins 24 hours or less after the event period proposed in this notice? (Please mark an "X" in the box that applies to you)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Other Kiosk (Please read note 10) (shall it be a condition of the temporary event notice boxes with an "X")			
Send at least one copy of this notice to the licensing authority for the area in which the premises are situated			<input checked="" type="checkbox"/>
Send a copy of this notice to the chief officer of police for the area in which the premises are situated			<input checked="" type="checkbox"/>
Send a copy of this notice to the local authority exercising environmental health functions for the area in which the premises are situated			<input checked="" type="checkbox"/>
If the premises are situated in one or more licensing authority areas, send at least one copy of this notice to each additional licensing authority			<input type="checkbox"/>
If the premises are situated in one or more police areas, send a copy of this notice to each additional chief officer of police			<input type="checkbox"/>
If the premises are situated in one or more local authority areas, send a copy of this notice to each additional local authority exercising environmental health functions			<input type="checkbox"/>
Make or enclose payment of the fee for the application			<input checked="" type="checkbox"/>
Sign the declaration in Section 9 below			<input checked="" type="checkbox"/>
8. Condition (Please read note 11)			
It is a condition of this temporary event notice that where the relevant licensable activities described in Section 3 above include the supply of alcohol that all such supplies are made by or under the authority of the premises user.			
9. Declarations (Please read note 13)			
The information contained in this form is correct to the best of my knowledge and belief.			
I understand that it is an offence: (I) to knowingly or recklessly make a false statement in connection with this temporary event notice and that a person is liable on conviction for such an offence to a fine up to level 5 on the standard scale; and (II) to permit an unauthorised licensable activity to be carried on at any place and that a person is liable on conviction for any such offence to a fine not exceeding £20,000, or to imprisonment for a term not exceeding six months, or to both.			
Signature	REDACTED		
Date	10/06/2015		
Name of Person signing	REDACTED		

For completion by the licensing authority

10. Acknowledgement (Please read note 19)	
I acknowledge receipt of this temporary event notice.	
Signature	REDACTED On behalf of the licensing authority
Date	
Name of Officer signing	

27

BY EMAIL ONLY

Att: Licensing Officer
The Licensing Authority
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Our Ref: JBM LLC WIL241-24

Your Ref: Charlotte Johnson

EMAIL: licensing@cherwell-dc.gov.uk

3rd July 2015

Dear Sirs,

Re: Applicant: Oxford Programs Limited
Premises: Yarnton Manor, Church Lane, Yarnton, OX5 1PY
Our Client: Mr Michael & Mrs Caroline Williams

Further to our previous communication my clients have considered their position further and wish to submit a further revised representation for your own consideration ahead of the licensing hearing.

Attached to the email sending this letter are various attachments all numbered appropriately to accord with the relevant reference within the attached submission.

Yours sincerely

Joe Middleton
For and on behalf of Lightfoots LLP

Direct dial 01235 333304

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REVISED REPRESENTATION OF MICHAEL & CAROLINE WILLIAMS

IN RESPONSE TO AN APPLICATION FOR

A NEW PREMISES LICENCE FOR YARNTON MANOR

Introduction and summary of representation

1. On behalf of my wife and I on 19 June 2015 our legal advisors submitted a brief representation to the licensing authority objecting to this application for a new premises licence for Yarnton Manor. Having considered further documents relating to this application and taken legal advice, we now wish to take the opportunity to revise and amplify those representations.
2. This application, if granted in the terms on which it was made, has the potential to significantly alter the hitherto tranquil nature of the village of Yarnton for the worse. We live adjacent to Yarnton Manor at Kings Retreat, Church Lane, Yarnton OX5 1PY. Together with our near neighbours Mark and Rachel Ponnusamy (of Perry Orchard, 28 Church Lane), Rev Nathan Jarvis (of The Vicarage, Yarnton) and Stephanie Dittos (of Mead Farm, Church Lane) we are the nearest residents to Yarnton Manor. We are the residents of Yarnton most likely to be impacted by any licensable activities that are permitted to be carried on at the premises.
3. This application causes us very deep concerns relating to:
 - a. The prevention of public nuisance; and
 - b. Public safety.
4. We would respectfully invite the licensing authority to take one of two courses:
 - a. Reject the application in its entirety; or
 - b. *If* the applicant can produce evidence and suggest meaningful steps that satisfy the licensing authority that they can prevent a public nuisance and secure public safety (and to date they have not), then to grant a premises licence but only to this limited extent and with the following conditions attached:
 - i. All licensable activities must cease at 23:00hrs;

- ii. No regulated entertainment shall take place in any external area (including within a marquee erected in an external area);
- iii. A noise limiting device must be installed and must operate at all times amplified regulated entertainment takes place at the premises. The device must be of a type, in a location and set at a level approved in writing by the appropriate environmental health/noise officer of the Council;
- iv. No person shall be permitted to consume alcohol in any outside area after 23:00hrs on any day;
- v. The premises licence holder shall draw up, and operate all events involving licensable activities in accordance with, a Noise Management Plan and a Traffic Management Plan approved in writing by the appropriate officer of the Council. In the absence of such prior approval, no licensable activities shall be permitted to be carried on at any time;
- vi. No deliveries or collections relating to licensable activities at the premises will take place between the hours of 22:00hrs and 08:00hrs.

Recent history

5. The village of Yarnton is a tranquil and idyllic Cotswold location within the protected Green Belt. People move here, and remain here, in order to enjoy the quiet and peaceful setting it offers in contrast to towns and cities. Many people, including myself, work quietly in their homes during the day as well as using them to reside in. Some of our neighbours have families with young children who retire early to bed on both school-nights as well as at weekends. My wife and I have a 14 year old son who lives with us (and is studying for his GCSE's). He should not be woken up late at night on any day. Given our rather special environment we have a reasonable expectation of being able to quietly enjoy our homes during the day and particularly at night - without the fear or reality of being disturbed in our homes by noisy activity in the nearby Yarnton Manor.

6. We are not serial complainers or unreasonable objectors. We understand neighbourly give and take. For some 20 years Yarnton Manor was occupied by the Oxford Centre of Jewish and Hebrew Studies. They were exceptionally good and considerate neighbours. They did occasionally hold receptions at the Manor. On the rare occasion issues arose they were dealt with. At no time did the Centre seek to abuse the premises or risk disturbing their neighbours. They acknowledged the special location and respected it. We had no cause to complain and did not do so.
7. There is a striking contrast between the old occupiers of Yarnton Manor and the new ones: Oxford Programs Ltd and their Directors, the brothers William and George Humphreys. The change in ownership took place in or around September 2014. Assuming the applicants acted with due diligence, they took on this premises in the full knowledge that there was no premises licence permitting licensable activities to be carried on at the Manor. They could have had no reasonable expectation they would be granted one given the quiet location of the Manor and its proximity to residential premises including ours.
8. The owners operate the Manor as the "Oxford Royale Academy – International Study Centre". It has no connection with the University of Oxford or Oxford Brookes University. Although its website promotes "year-long study courses" we understand its primary current offering is running summer school courses between June and late August.
9. The Manor building was built in the early 17th century. It has been used as a private residence and then in various guises as an academic establishment. Until this application, it has never been routinely used as a commercial entertainment venue in so far as we are aware. It is wholly unsuited for this purpose as is this location.

Future use of Manor if premises licence granted

10. It appears that the new owners now wish to commercialise the Manor and its grounds by seeking the permission of this licensing authority to utilise it as an entertainment-venue able to sell alcohol, provide live and recorded music and late night refreshment to 03:00hrs on Thursday – Sunday. These hours are more akin to nightclub hours and are suggestive of the sort of events they may wish to promote at the venue if permitted to do so by this licensing authority.
11. Although the premises licence application suggests more benign and limited uses of the Manor, the grant of this premises licence in the terms of the application would permit major music and

alcohol-led events involving hundreds or thousands of people to take place on Thursdays, Fridays, Saturdays and Sundays each and every week of the year. This cannot be appropriate in our quiet and noise-sensitive residential location.

12. The steps proposed in the operating schedule are, with respect, amateurish in their drafting and concept and unenforceable as conditions on a premises licence. In any event they fall well short of steps capable of promoting the licensing objectives. It is surprising that a large venue with the potential to have such an adverse impact on the surrounding area has not submitted a professionally prepared licence application or supported it with the type of evidence one would expect to see, such as full acoustic reports, noise management plans and traffic management plans. It is also unfortunate that the applicants have not arranged proper consultations with the villagers prior to submitting this ambitious and wholly inappropriate application. This unprofessional approach to the licence application does not bode well for the ability of this licence holder to carry on licensable activities in the future without undermining the licensing objectives.
13. As an example of what we can expect if this licence is granted, we note that a Temporary Event Notice has been accepted (without objection) for the Winterwell "Summer of 1967" Party to be held at Yarnton Manor on 29 August 2015. Details of this event are published online (see screen-grabs at MW/1 and also <http://www.winterwell.co.uk/summer-house-1967-poster/>). The event promises "*a frolicking, psychedelic, kaleidoscopic jaunt through the heartland of '67. Make like you're heading down to San Fran, hang those free-loving flowers in your hair, pack your swankiest dancing shoes and leave your inhibitions at home in the city*". Live bands and DJ's are promised by day with "*Winterwell's finest DJ's playing late into the night*". Whilst we have absolutely no objection to people enjoying themselves (we were all young once), there is a proper place for such an event. We can say with some confidence that a quiet, residential, Cotswold village such as ours, is not one of them.
14. A Companies House search reveals that Winterwell World Limited, who appear to be operating this event, have both William and George Humphreys listed among the Directors (see MW/2). The former is of course, the applicant for this Premises Licence. The latter is his brother. This is why there is reason to believe this specific event might be indicative of the type of events to be held on a more permanent basis at the Manor if this Premises Licence is granted on its current terms.

Public nuisance

15. In such a quiet setting as Yarnton, music playing at the Manor can be heard fairly easily in nearby residences. This is the case during the day as well as at night. The 400 year old listed buildings cannot be modified to attenuate the risk of music escape. If events are held in marquees in the grounds, or completely outside, the risk of music escaping and causing a public nuisance to my wife and I and our nearest neighbours is close to unavoidable.
16. Similarly if scores or hundreds of visitors attracted to events at the Manor have enjoyed themselves listening to music and drinking alcohol there is an obvious risk, and we would suggest likelihood, that they will make a considerable noise both during the event and when they leave. Previous, but isolated, events held previously at the Manor and in nearby premises (for example Little Blenheim on Cassington Road) confirm that loud voices and the sounds of scores of even well-behaved people in conversation whilst in the grounds of the Manor travel across the land and can be heard in our home and those of our neighbours causing a significant disturbance. The Manor is surrounded by very open, arable farmland and therefore noise travels all the more readily to the homes along Church Lane, Cassington Road and into the village itself.
17. The only exit from the Manor is along Church Lane where my wife and I live. If weddings and similar events are to be held at the Manor then this tends to lead to a mass exodus of people all at once at the end of the event (rather than a gradual dispersal of customers throughout the night as experienced in many other types of licensed establishments). This in turn will lead to vehicles queuing up at the junction with Church Lane, the noise of engines revving as they pull out, and the honking of horns as frustrated people all try to leave at once but are restricted to doing so by the sheer number of vehicles trying to use a narrow track. Of course, none of this nuisance will be intended by the drivers, but the disturbance caused to us and our neighbours will be just as real.
18. In the warmer months my wife and I often like to relax in our lounge or sleep with our windows open. This is unlikely to be possible if music is playing at the Manor or during a busy event. I do not believe it is reasonable to expect us to change our lives to accommodate the commercial interests of the current owners of Yarnton Manor.
19. Ironically, the owners of Oxford Programs Ltd, through their father Mr RA Humphreys, in an unrelated planning objection in October 2014, MW.3a appeared to recognise the "*strongly rural*" setting of Yarnton Manor and the importance of protecting the Green Belt (see planning objection

letter at MW/3). It follows from this licence application that the applicants believe these proper considerations apply only to others and not to themselves.

20. We hope to obtain further evidence in relation to the potential for noise nuisance caused by this application and will serve it on all parties if it is completed in time.

Public safety

21. As noted above the only vehicular entrance and exit to Yarnton Manor is via Church Lane. This is a narrow track which is only wide enough for a single car to travel down (though there are passing bays). Importantly Church Lane has no continuous footpath for pedestrians and nor is there very much lighting on this track. Pedestrians have to walk in the road itself for significant portions of its length. If this licence is granted it can be expected that events will attract far more people in vehicles (cars and coaches) than before needing to travel down Church Lane. These vehicles will come into contact with pedestrians at some point. Students are currently being bussed in on a regular basis and this is already causing issues in Church Lane we have witnessed.
22. This increase in vehicular movement increases the risk of injury to pedestrians using Church Lane particularly, but not only, at night. This issue is therefore relevant to the public safety licensing objective. This is particularly so when the applicant has not put forward any considered traffic management plan suggesting how he will control the increased traffic that will result from the grant of this premises licence in a manner that does not jeopardise public safety or cause a public nuisance.

Other points

23. To assist all parties I attach a plans that show the proximity of Yarnton Manor in relation to my home and that of my neighbours Mr and Mrs Ponnusamy who live at Perry Orchard, 28 Church Lane and others (see MW/4). I am aware Mr and Mrs Ponnusamy have particular issues with the use of The Orchard area of the Manor because of the location of their home.
24. We have been advised that the plan submitted with the application form does not comply with the requirements of regulation 23 of the *Licensing Act 2003 (Premises Licences) Regulations 2005*. Whilst others may suggest that this defect fundamentally invalidates the application (and legally we make no submission either way), we prefer to deal with this case on its substantive merits at the hearing on 28 July 2015. However we would request that full plans are served by the applicant

that complies with regulation 23 at least 5 working days prior to the hearing so we can all consider them properly.

Conclusion

25. We hope it will be apparent from the above that we are neither kill-joys nor die-hards. In its current form this application cannot, we suggest, be granted without undermining the licensing objectives of preventing public nuisance and public safety. In its current state we ask for it to be rejected.

26. However it may be that further significant evidence will be produced and meaningful steps proposed by the applicant prior to the hearing. If so then it may be possible to grant the premises licence in a limited way that is more appropriate to this location and takes account of the close proximity of noise-sensitive residential premises. That limited way has been set out at the beginning of this representation but is repeated below for convenience:

- i. All licensable activities must cease at 23:00hrs;
- ii. No regulated entertainment shall take place in any external area (including within a marquee erected in an external area);
- iii. A noise limiting device must be installed and must operate at all times amplified regulated entertainment takes place at the premises. The device must be of a type, in a location and set at a level approved in writing by the appropriate environmental health/noise officer of the Council;
- iv. No person shall be permitted to consume alcohol in any outside area after 23:00hrs on any day;
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In the absence of such prior approval, no licensable activities shall be permitted to be carried on at any time;

vi. No deliveries or collections relating to licensable activities at the premises will take place between the hours of 22:00hrs and 08:00hrs.

27. Please note that we will be attending the hearing with legal representation and will wish to amplify this representation by speaking.

Signed

By Joe Middleton, Partner, Lightfoots Solicitors on behalf of
Michael Williams and Caroline Williams

Dated: 03/07/2015

- Croquet tournament
- Cricket
- 5-a-side footy
- Grass bowls
- Gourmet picnic hampers (book separately)
- Dance classes
 - Opera
 - Hot tubs
 - Plus more



BY NIGHT

- Winterwell's finest DJs playing late into the night
 - Fireworks
 - Chillout room
- Poker tournament
 - Cocktail bar



Dress code: Summer of 1967

Location: Just 60 minutes drive from Central London
*Winterwell Summerhouse, Yarnton Manor, Church Lane, Oxford, Yarnton,
 Oxfordshire OX5 1PY*

Gates open 1pm on 29th August, music and entertainment runs until 3am and anyone staying on site can stay until 1pm on the Sunday.

Accommodation: Camping on site is available. There is also an accommodation block and rooms in the main house for hire.

Tickets:

+ Ticket Early Bird (deadline 1st June)	£65
+ Ticket Standard	£80
+ Donation to charity, optional (Warchild/Care International.)	£5
+ Camping Supplement (this is necessary to cover the extra security costs)	£20 per person
+ Bedroom on Estate Supplement (Single Room + Single Bed)	£85
+ Bedroom on Estate Supplement (Twin Room (2 twin beds))	£110

Charlotte Johnson

From: Licensing
Sent: 06 July 2015 09:08
To: 'Joe Middleton'
Subject: RE: Premises Licence Application - Yarnton Manor

Dear Mr Middleton

Thank you for your further submission on behalf of Mr and Mrs Williams. You will be sent copies of all relevant documentation in relation to the hearing on the 28th July 2015 as well as your clients.

If you have any further questions please contact me again

Regards
Charlotte Johnson
Assistant Licensing Officer
Cherwell District Council
01295753738

From: Joe Middleton [<mailto:>]
Sent: 03 July 2015 11:26
To: Licensing
Cc: _____
Subject: Premises Licence Application - Yarnton Manor

Dear Charlotte

Please find attached my letter and relevant annexures. For the avoidance of doubt these submissions are sent on behalf of Mr and Mrs Williams who own the neighbouring property Kings Retreat and Rowanmoor trustees Limited who are the pension fund who also own land in the vicinity and located to the rear of Mr and Mrs Williams house and who are also affected by this license application.

Regards

Joe Middleton
PARTNER

On behalf of

Lightfoots
SOLICITORS

1 - 3 High Street, Thame, OXON, OX9 2BX

Tel: \\
Direct: \\
Mobile: \\
Fax: \\

E-mail: \\
Web: <<http://www.lightfoots.co.uk/>>

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Charlotte Johnson

From: Joe Middleton <jm>
Sent: 03 July 2015 11:26
To: Licensing
Cc:
Subject: Premises Licence Application - Yarnton Manor
Attachments: Letter to Licensing Officer 150703.pdf; Revised Submission Williams and Yarnton Manor.pdf; MW1.png; MW2.pdf; MW3.pdf; MW3ar.pdf; MW4.pdf

Dear Charlotte

Please find attached my letter and relevant annexures. For the avoidance of doubt these submissions are sent on behalf of Mr and Mrs Williams who own the neighbouring property Kings Retreat and Rowanmoor trustees Limited who are the pension fund who also own land in the vicinity and located to the rear of Mr and Mrs Williams house and who are also affected by this license application.

Regards

Joe Middleton
PARTNER

On behalf of

Lightfoots
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1 - 3 High Street, Thame, OXON, OX9 2BX

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Charlotte Johnson

From: Licensing
Sent: 06 July 2015 08:59
To: 'Gary Grant'
Subject: RE: Yarnton Manor

Hello

Thank you for your email below, I can confirm that you will be copied in to all correspondence as well as your clients. The hearing is set for 28th July, all further details will be sent out after the end of consultation.

If you have any further questions please contact me again

Regards
Charlotte Johnson
Assistant Licensing Officer
Cherwell District Council
01295753738

From: Gary Grant [<mailto:gary.grant@cherrywell.gov.uk>]
Sent: 03 July 2015 12:19
To: Licensing
Cc: Gary Grant
Subject: Yarnton Manor

Dear Sir/Madam

Would you please note that I have been instructed to represent the residents listed below at the premises licence application hearing on 28 July relating to Yarnton Manor:

- 1) Michael and Caroline Williams
- 2) Mark and Rachel Ponnusamy
- 3) Stephanie Gittos

All these residents have made, or are about to make, representations.

I would be grateful if you copied me in to all relevant correspondence and send me (as well as my clients) a copy of the Agenda papers when finalised. My contact details are below.

Is the applicant legally represented do you know?

Please confirm safe receipt

GARY GRANT
Barrister

Francis Taylor Building
Inner Temple
London EC4Y 7BY

DX: 402 LDE

Chambers: v

Personal: frank@claranet.co.uk

Contact:

Email: frank@claranet.co.uk

Mobile: 07535 284 115

Chambers: (020 7535 2415)

Principal Clerk: Tom Rook

Clerk's DD:

Clerk: Max Smy

Clerk's DD:



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Inner Temple

London EC4Y 7BY

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Charlotte Johnson

From: Gary Grant <
Sent: 03 July 2015 12:19
To: Licensing
Cc: Gary Grant
Subject: Yarnton Manor

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Is the applicant legally represented do you know?

Please confirm safe receipt

GARY GRANT
Barrister

Francis Taylor Building
Inner Temple
London EC4Y 7BY
DX: 402 LDE
Chambers: www.ftb.co.uk
Personal: _____

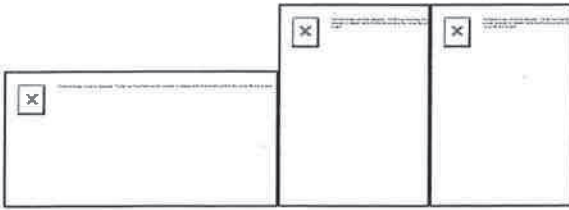
Contact:
Email: _____
Mobile: _____
Chambers: _____

Principal Clerk: Tom Rook

Clerk's DD: _____

Clerk: Max Smy

Clerk's DD: _____



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London EC4M 7DF

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History of the Manor

Yarnton Manor is a beautiful manor house on the outskirts of Oxford, dating to the early 17th century. It was built in 1611 by Sir Thomas Spencer, who also built the manor house at Yarnton, Oxford. The manor house was built on the site of an ancient, but now almost completely ruined, Roman villa. The manor house was built on the site of an ancient, but now almost completely ruined, Roman villa. The manor house was built on the site of an ancient, but now almost completely ruined, Roman villa.

On June 3rd 1611 King Charles made a dramatic escape from a besieged Oxford and his route took him through Church Lane past the front gates of Yarnton Manor. The Spencers were among the original families who inhabited the estate, which allowed the King to evade capture by Parliamentary forces for another two years.

As the Spencers were on the fringe of the Civil War, their fortunes and the fate of the manor suffered. In 1650 the Manor was restored and the new Lord Charles II granted the Spencers funds to repair the damage that the war had inflicted on the manor.

The last Spencer to live in Yarnton Manor was Lady Jane Spencer, who was a soldier's daughter. She was married to the 1st Duke of Marlborough, John Spencer, who was a general in the army. She was married to the 1st Duke of Marlborough, John Spencer, who was a general in the army. She was married to the 1st Duke of Marlborough, John Spencer, who was a general in the army.

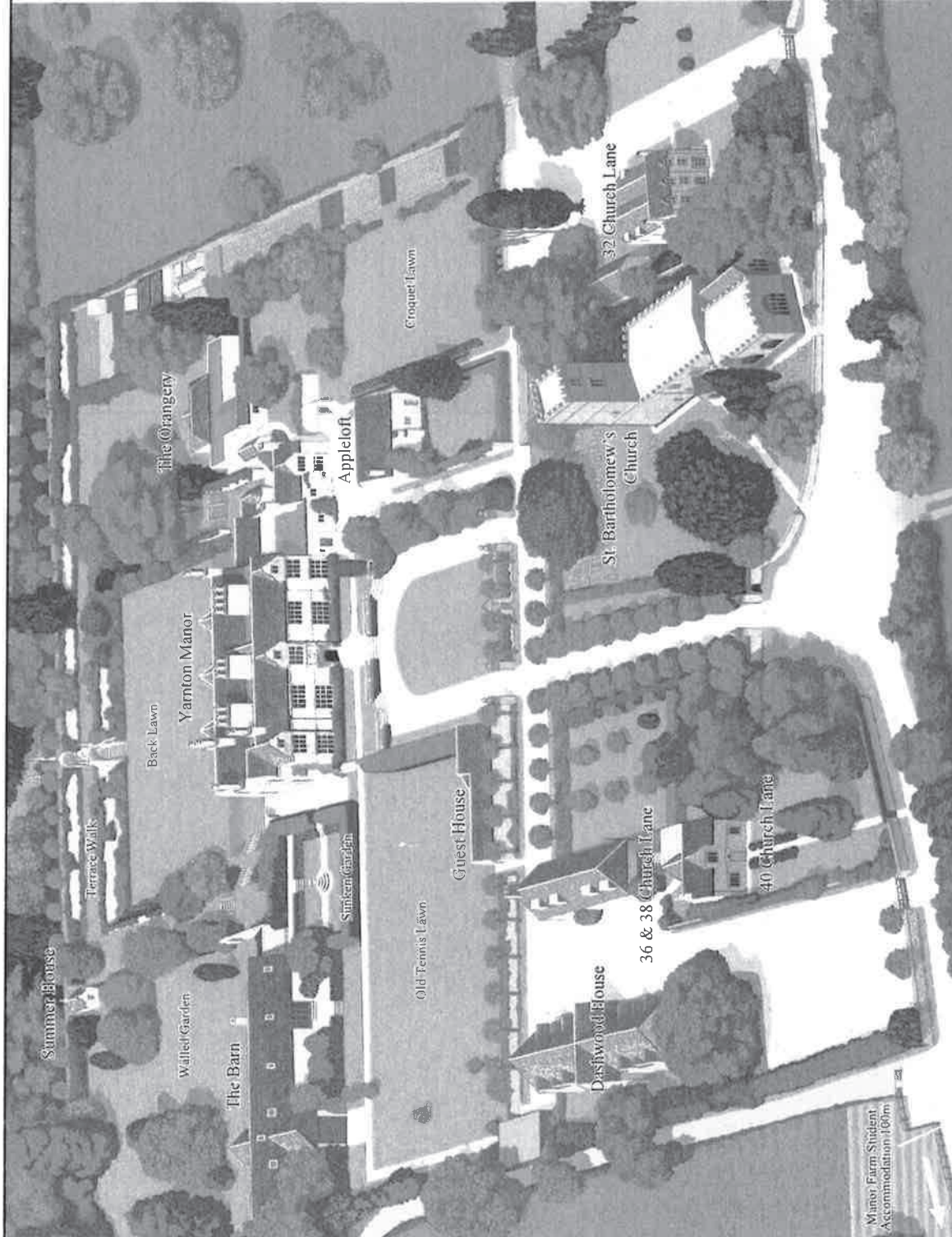
After Lady Spencer's death, the manor was sold to the 1st Duke of Marlborough, who was a general in the army. She was married to the 1st Duke of Marlborough, John Spencer, who was a general in the army. She was married to the 1st Duke of Marlborough, John Spencer, who was a general in the army.

Yarnton Manor was bought by Henry Robert Franklin in 1895. Franklin's ownership proved crucial to the manor's survival. He envisaged a full restoration by the notable architect Sir John Davenport. The manor was bought by Henry Robert Franklin in 1895. Franklin's ownership proved crucial to the manor's survival. He envisaged a full restoration by the notable architect Sir John Davenport.

In the 20th century, the manor came into the hands of the family of George Kellison, an Oxford professor with extensive literary connections. It was during this time that Mrs. Maudslayi, who would later become known as the Flower Prize-winning author of 'The Sea', visited the manor as a part of a touring theatre group.

Franklin was also a close friend of John Bejerman, who would later become one of the most prominent figures in the history of Yarnton Manor. He was a close friend of John Bejerman, who would later become one of the most prominent figures in the history of Yarnton Manor.

Yarnton Manor is now a busy centre for international students and a university reserved centre and is now a busy centre for international students and a university reserved centre and is now a busy centre for international students and a university reserved centre.



Yarnton Manor
- built in 1611 -

Church Lane
OX5 1PY
Oxfordshire
England
estate@yarnntonmanor.com



Kim Williams
Rag Barn
Cary Fitzpaine
Somerset
BA22 8JB

The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

6th July 2015

Dear Sirs

I was born in Yarnton and lived there for 46 years until 2003. I know I am no longer a resident of this beautiful village and therefore have no rights to comment on the application mentioned below but PLEASE DO NOT reject this letter before reading further.

I have seen the application from Yarnton Manor asking for a Premises License to allow music to be played and alcohol to be sold to 3am. I would very much like you to take into account the following objection I have with this application.

I come home (I still class it as my home even after all these years) go to Yarnton quite regularly to visit friends and family. Whilst in the village I ALWAYS visit the cemetery located behind the Manor. I have family and friends buried within this cemetery. When I visit I find it a place of peace and tranquility, a place to be able to remember our loved ones. A place to cry, a place to laugh. If the Manor are granted their application then Yarnton cemetery will no longer be what it was and what it was intended to be. A resting place for our loved ones. Can you honestly say this will be the case if the application is approved?.

I am also concerned about the possible overspill of party goers towards or into the cemetery and for the potential for damage to head stones etc. We have all seen it in the media where some young people disrespect other peoples property and behave inappropriately. I would be mortified to arrive one morning at the cemetery to find any damage caused, empty drinking receptacles, human waste or even drunken people from the evening / early morning.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

If you are reading this far then I wish to thank you for doing so.

Yours faithfully

Kim Williams

Charlotte Johnson

From: Andrea Newman <...>
Sent: 06 July 2015 12:28
To: Licensing
Subject: YARNTON MANOR LICENCE APPLICATION

Dear Councillors,

I have to add my voice to the numerous objections that I know you have received in response to this application. I was born in the village, and my family have lived here now for generations. I and my brother and sister, parents, aunts, uncles and cousins all played in the fields around the Manor as children. We have had weddings, christenings and funerals at the church, and my grandparents lived in Church Lane, so I know the area very well indeed.

This is quite simply the most quite, peaceful and historic part of the village. It is the area where the old character of the village is retained. This application has been made with no thought whatsoever as to the locality in question, and with even less respect to the people of the village. It is a typically "lets-ask-for-everything-and-see-what-we-get-pegged-back-to" application, submitted by an organisation that are new to the area and with the sole intention of making money. My concerns are set out below:

- **Hours** - the hours that have been applied for are far too long for a location of this type, are completely inappropriate, as the application (if granted) has no time limits. Also there are no restrictions as to the frequency of events.
- **Traffic and Access** - it is ludicrous to think, let alone seriously base an application on a suggestion, that coaches allowing up to 5,000 people to attend events of this nature, will be even vaguely manageable or practical. At family weddings we have in the past arranged for a coach to take guests away from St. Bartholomew's Church to the reception (approximately 150 people). In addition to the few other cars that were at these events, it was difficult for the coach to access and turn round at the church outside the Manor gates.
- Similar access problems were experienced at my fathers funeral (attended by approx 250 people, when there was standing room only in the Church) in February 2005. Cars had been parked the entire length of Church Lane and ended up parking in The Paddocks, and along the bottom end of Rutten Lane. It was a squeeze to get the horse and the family cars down to the church, and it should be remembered that this was a funeral where many people walked from the village to attend.
- Should there be an incident at the site requiring the emergency services, what do the applicants intend to do to ensure that access is sufficient so as to allow the site to be adequately accessed?
- **Environment** - as I have already stated, this is the quiet and historic end of the village, with very little housing. It is rural and used by dog walkers and villagers, to gain access to the meadows and cemeteries. The area was not designed to deal with busy traffic, as the road is narrow at best, and an increase in the volume of traffic generated by this application will potentially cause damage to the road and the environment, as well as causing a huge disturbance to the residents of Church Lane, many of whom, it should be remembered are elderly, as the top end of Church Lane includes a small development of retirement bungalows. As well as the traffic and noise pollution (further outlined below) there will also be light pollution.
- **Noise** - I am also concerned about the noise that will be generated by these events. I am aware that tickets are already being advertised and sold on the Internet for an event which is planned and yet not licenced. Yarnton has in the past been close to two "illegal raves". One was held in the area of

Church Lane, during the summer, and kept a large number of local residents at the time awake, with music, whistles and PA systems. At the time my family lived in Bernard Close. I also remember my father returning in a disgusted and angry state from his usual dog-walk the following morning, and commenting that the fields around the back of the cemetery and the footpath leading to it, had been turned into a public toilet. People were still wandering around drunk and high during that Sunday morning, causing a disturbance to the village.

- The second rave occurred at Worton, which is the next hamlet along the Cassington Road. Again, my family were living at Bernard Close, but again, we were disturbed by the noise and so were our neighbours. It should be noted that Worton is some distance away from the village, and follows that there is a precedent to the amount of noise and disturbance that such an event will cause.
- Classing music as being "inside" when it is housed by a marquee, will not be sufficient to reduce the level of sound so as not to disturb people when they are asleep.
- Although I am fully aware that Cherwell District Council's Environmental Health teams have powers to act if the noise is above a certain level, I am also aware that this may be difficult to control. I am unsure if they have an "out of hours" service, and question whether or not it would be robust enough to cope with the demands which would be placed on it if this type of event is allowed to proceed.
- Noise does and will travel from that end of the village. Many people from the village will be aware that Mr Douglas Charlett (who lived next to Charlett's Tyres, in Cassington Road) had an old fairground steam engine and organ, which has been used at village events over the years, Whilst living in Bernard Close, I can also recall that Mr Charlett used to like to run the steam engine and the organ on a Sunday afternoon, no doubt to keep it running. The residents of Meadow Way and Bernard Close could often hear it playing - and I am sure that that was no louder than these parties will be.
- **Seasonal** - I am interested to note that the application application indicates that the summer will be busier than the winters. It follows that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor. I also understand that the Manor now houses a "school" and this was the reason given for the attempts to close local footpaths in the vicinity "to protect the privacy of the children". How will such an application support the much-needed "privacy" of the children residing at the school? Will these events only be when their own children will be away from the Manor? Is the applicant really saying that they do not wish children in their own care to be disturbed, but they are more than happy to disturb all their other neighbouring children and elderly residents?
- **Drugs and Alcohol** - currently, the village has an annual beer festival held at the Turnpike. This does not go on beyond 12.00, and is attended mainly by people from the village, with a capacity of significantly less than 5,000. It is a family event, with many young children attending. I do not believe from the adverts that I have seen for the planned festival, that the same type of participants will be attracted the events planned at the Manor. The hours of the licence suggest that alcohol abuse will be encouraged, as there would appear to be very little restrictions, and there is no indication of what will be done to prevent drugs being brought into the area, as festivals of this nature are well-renowned for being involved in 'legal highs'. Does the village really need this on a weekly or ANY basis?
- **Disturbance** - although the application asks that music ends at 3am, I note that this does NOT mean that everyone leaves the site at this time of the morning, and even if it did, this would cause further disturbance. What is to stop a 3-day event being held that will allow participants to camp at the site and continue drinking their own alcohol which they may bring with them?
- **Anti-social** - In short, the village does not need this type of event AT ALL. I would ask that the application be refused. Not amended and granted, refused outright. The terms of the application mean that if a funeral is held in the church on Thursday or Friday afternoon, it is at risk of being disturbed by a planned "festival" - is that really what bereaved residents really want or need? If you plan a summer wedding at the church, again, you could be drowned out by an event next door at the Manor, just to make your day that little bit more special! And Sunday services.....might villagers have to step over drunken guests of the Manor on their way to church?

I hope that when you consider this application, you give your full consideration to the impact of this application and how it will affect the village.

Yours sincerely,

Andrea Newman.

Charlotte Johnson

From: Abrar Chudry
Sent: 06 July 2015 15:13
To: Licensing
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application.

To Whom it may concern

As a resident of Yarnton for the last 26 years, I have spent my entire life in this village and have experienced a great number of changes in this time, some positive, others not so positive.

Change, growth and evolution are necessary in all societies but can only be deemed positive when they benefit the residents in the local vicinity. I find it difficult to see the ways in which the granting of this license will benefit the majority of the population of the village. By no means am I against social activities or wider change, however I have personally witnessed the increase in anti-social behavior and blaise recreational drug use and fear that the granting of this license will further exacerbate an ever increasing concern.

As someone who has elderly parents living in the village, their safety and security when strolling their local streets is paramount to me. One of their favorite walking destinations is the track beside the manor, which I am to understand would be a very different walk on Friday or weekend evenings should this license be approved. In addition to this I am soon to become a parent myself and I must look to the future and consider the environment in which I will be raising my own child. I can not fault the upbringing I had in Yarnton and would recommend it as an ideal place to start a family, however the knock on effects that would undoubtedly emerge from the granting of this license would bring this into question.

To clarify, my issue itself is not with the license itself, but with what the license will lead to. Yarnton is not built or capable to deal with the sheer number of people that are estimated to be attending these events. We currently have two local pubs, neither of which cause any local residence cause for concern, because they are in tune with the village. 5,000 revelers descending on our village on a regular basis would be catastrophic on several levels. The traffic, litter and drunken behavior would undoubtedly permeate throughout the village and wouldn't be secluded purely to the Manor and it's grounds. Drunken and disorderly behavior, noise pollution and traffic congestion along Cassington Road and Church Lane are the obvious areas for worry. However we must also not overlook the potential for crimes to be committed. Assault and battery, minor theft and vandalism are the common ones that spring to mind but there would also be a real opportunity for the trafficking and supply of controlled substances. This is something I am sure none of us want in our village, however the events that are being suggested at the Manor are synonymous with this illegal drug market and unfortunately the authorities tend to overlook the use of controlled substances at these events - take Glastonbury for an example. We do not want Yarnton to become a place where recreational drug use is the norm and accepted, our young population does not deserve to be handicapped in such a way and our older population should not be burdened with the worry of the side effects.

I am sure that those who have the final say on the approval of this license are not residents of Yarnton or even have any form of association with the village. However I must draw on you to empathize with us and imagine if your local area was on the verge of this decision. The place where you had built your home, where your children slept at night, what if that was potentially going to be disrupted in an unprecedented

way, would you still think it was unreasonable to oppose the granting of the license? Somehow I highly doubt it.

Kind regards,

Abrar Chudry

70 Great Close Road
Yarnton
Oxford
OX5 1QR

Charlotte Johnson

From: Paul Moylan <
Sent: 05 July 2015 19:23
To: Licensing
Cc:
Subject: URGENT Objection to Yarnton Manor Licence Application
Attachments: Licence objection Yarnton Manor.docx

3 Follets Close,
Yarnton,
OX5 1TB

5th July 2015

The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir or Madam,

We are residents of Yarnton and live close to Yarnton Manor. We have recently become aware that a Premises Licence is being applied for at Yarnton Manor, which would allow large numbers of people to gather at events with music to be played, and alcohol to be sold and consumed, until 0300h.

We would like to object to the above application. Yarnton Manor is a small 17th Century Manor House in a quiet location, offering educational programmes and summer schools, and as such it is unsuitable for large numbers of people at late night entertainments. It is accessed by the narrow Church Lane and some of this is only on foot; the sheer numbers of cars being parked in the areas around the Manor would be significantly high, causing potential damage to roadsides, and possibly other vehicles themselves, and increasing the risk of accidents and harm to local residents. The area is entirely unsuitable for the passage of large vehicles such as coaches and lorries.

We are aware that the Premises Licence would allow for about 5000 people to gather at Yarnton Manor. This is far in excess of a suitable number of people at this site. It is likely that there would be enormous traffic problems for local residents on the day of an event. There is no indicated dispersal arrangement in place for events coming to an end, or in the event of an emergency. Critically, the licence sought also grants music to be played outdoors and the ensuing noise would carry across the whole village until 03.00am; this would be intolerable to all local residents. This noise disturbance, a clear public nuisance, would be of primary cause for our objection. Even if music is inside, loud music will still travel outside, and then when the music does finish (in the middle of the night), the noise would continue from people leaving an event, possibly loudly if alcohol has been consumed. It should be borne in mind that most residents in Yarnton are working people and therefore respect for calm privacy and the possibility of going about one's daily business unhindered should be respected. If people were to gather at Yarnton Manor in

such large numbers, there would inevitably be a problem of alcohol abuse and ensuing anti-social behaviour, increased litter and rubbish, in addition to the threat of drugs being brought into the area; it is well known that festivals can attract the use of 'legal highs' in addition to other illegal substances.

Finally, there seems to be little or no controls indicated in the proposal for a licence. There may be lighting shining onto or into properties. There is little control on whether or not children attending the events would consume alcohol unchecked, or indeed whether some events would be suitable for children at all. There is certainly a serious concern about child safety, and general public safety, at an event with such large numbers, continuing until 0300h.

It should be noted that close-by Pixey and Yarnton Meads are Sites of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981. Increased human activity in adjacent sites such as Yarnton Manor will pose an increased threat to wildlife. These areas are already under significant pressure caused by the expansion of Worton Park and the new solar panel fields, not to mention new housing estates.

A copy of this letter is also attached to this E-mail.

Yours faithfully,

Mr and Mrs P Moylan

Charlotte Johnson

From: Kirsty Steele <kirsty.steele@cherrywell.gov.uk>
Sent: 05 July 2015 17:23
To: Licensing
Subject: URGENT Objection to the Yarnton Manor Licence Application

URGENT Objection to the Yarnton Manor Licence Application
Sent by Dr Kirsty Steele and Mr Chris Williams of 88 Great Close Road, Yarnton, OX5 1QR.

Dear Madame/Sir,

I write to urgently object to the proposed application to Yarnton Manor Licence Application. I feel that the proposed events are inappropriate for Yarnton village, the village is currently a peaceful and pleasant place to live for young and elder alike. I feel that the proposal for such large gatherings of people are unrealistic and likely to impose hugely on the current residents in the village. The little roads around Yarnton can already be busy at the best of times and I feel that the vehicles brought by the proposed 5000 people are likely to be noisy, unsafe and incredible inconvenient taking up the road and parking spaces. As we are all aware the Manor is situated very close to the village church and graveyard- an area of cultural and social importance to many, to have this tarnished by noise and disturbance is not acceptable.

I believe the proposed gatherings are not to finish until 3am in the morning, meaning many villagers including those who rise early to commute to a long day of work and those with young children are likely to have a disturbed night of sleep from the late night noise. I am also concerned about the potential for damage to land and property by those under the influence of alcohol who will be leaving the premises late at night. I note the application has no mention of the lighting for these late night events which causes me concern as obviously strict security lighting would need to be very bright and would naturally have an impact on those houses nearby offering increase light pollution in an area which is normally peaceful late at night.

I feel the proposal has failed in many ways to mention how potential issues with noise, lighting, overcrowding and property damage would be addressed. If this proposal is of a serious nature I feel there needs to be appropriate risk assessments undertaken and an outline of how potential issues may be dealt with in a way which would be acceptable to the current residents of Yarnton.

I am a young professional living in the village and I am not completely adverse to change but I feel in such a small community any major change must be in keeping with the feel of the village and made in agreement with the residents. I am concerned that future potential residents will be put off buying houses in the Yarnton area if there is to be a high risk of noise pollution and disturbing behaviour. Many of those moving to the village are coming to retire in the peaceful setting or to settle down with young families, surely they will be put off by the proposed event. Finally if there is going to be a resulting financial gain for the Manor (which clearly there will be - I note Winterwell festival is charging 80pounds per head) at the cost of local resident convenience and comfort it must be recognised that the community will require compensating for this.

I am grateful that the above will be taken into account when considering the proposal as it stands and I am confident that Cherwell District council will see the potentially negative impact it could have on our pleasant and peaceful village.

Yours Sincerely,

Dr Kirsty Steele and Mr Chris Williams

88 Great Close Road, Yarnton, OX5 1QR.

Charlotte Johnson

From: William Trumble <
Sent: 04 July 2015 16:39
To: Licensing
Cc:
Subject: URGENT: objection to Yarnton Manor Licence Application

To The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Dear Sir or Madam

My wife and I live in Yarnton (at 2 Little Blenheim Yarnton, Kidlington, OX5 1LX) less than half a mile from Yarnton Manor and would like to object very strongly to the application to stage events there.

Church Lane containing the church and the Manor is the peaceful historic heart of the village. It is a narrow cul-de-sac entirely unsuited to receiving thousands of visitors at once. Their presence and the resulting traffic congestion and noise will cause a serious public nuisance, leave us open to antisocial behaviour, and present a danger to pedestrians and drivers.

We use the narrow lane leading past the church and the manor for recreational walking frequently, almost daily. Staging large events there lasting most of the day and night will prevent inhabitants from using the lane and the nearby area for walking as they have always done, an amenity which the owners of the Manor have already degraded to some extent by unjustifiably closing some footpaths, ironically on the grounds of child protection. I think flooding the area with strangers and having alcohol on sale most of the day and night is a threat to child protection in our village.

The site is too close to quiet residential areas (including adjoining an area of sheltered housing for the elderly) and events which include thousands of people and loud music will inevitably cause noise pollution and disturbance, especially during the summer when we would like to be out in the garden and have windows open. Also we think it entirely inappropriate to have this kind of activity taking place next to our village church.

We ask that the licence application be refused.

Yours faithfully

William R. Trumble and Marian P. A. Trumble

2 Little Blenheim

Yarnton

Kidlington

OX5 1LX

Charlotte Johnson

From: Lorraine Parsons <
Sent: 03 July 2015 23:32
To: Licensing
Cc: n; Lorraine Parsons
Subject: URGENT - Objection to the Yarnton Manor Licence Application

As a resident of Yarnton, I wish to raise the following objections to the above application:

In view of the fact that the owners of Yarnton Manor have closed well walked footpaths on their property to the public citing Child Protection issues, it seems very inappropriate to be holding events of the nature for which the licence is applied. The supply of alcohol until 3 am could subject local residents to antisocial behavior and noise.

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc. and those visiting the cemetery.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents (of which my father is one), who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

Just because music will be 'inside' does not mean that this will not be a problem; music in a marquee would be classed as being 'inside'. The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

Although there is reference to a festival, there is no indication of what will be done to prevent drugs being brought into the area.

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area.

The application does not offer effective conditions to control the potential problems and the hours that have been applied for are far too late for a location of this type. There are no real limits on how often events can take place and to allow up to 5,000 people to attend events is excessive. Even a few hundred people would be excessive for our very small village.

Lorraine Parsons

55 The Garth

Yarnton

Kidlington

Oxon

OX5 1NA

Charlotte Johnson

From:
Sent: 03 July 2015 10:08
To: Licensing
Subject: URGENT Objection to Yarnton Manor Licence Application

To Cherwell District Council Licensing Authority,

I live at 92 Great Close Road, Yarnton, OX5 1QR. I am writing to raise objections to the premises licence application by Oxford Programs Limited for Yarnton Manor.

Context

Yarnton is a quiet, peaceful and harmonious community of around 3000 people. For the 18 years I have lived here it has maintained extremely low levels of anti-social behavior, disorder and crime.

Over the past few years Yarnton has positively embraced a number of commercial and residential developments without losing its core character. This has largely been achieved by all parties working together for their mutual benefit.

However Oxford Programs Limited, the new owners of Yarnton Manor, have not so far proactively engaged with the village over important changes that impact on residents.

They appear disinterested in the effect of their operations on their immediate neighbours and the wider village community. The submission of this licence application without first sounding out local views and seeking to understand or alleviate concerns is indicative of this.

Consequently there can be little confidence that Oxford Programs Limited would take the necessary steps to eliminate or control the significant adverse impacts on the village associated with the matters covered by this licence application.

It is with this context in mind that I wish to raise the following objections to the above premises licence application.

Objections

The supply of alcohol and running of certain events until 3am will inevitably increase antisocial behavior, noise and possibly even crime in Church Lane and elsewhere in the village.

Yarnton Manor is accessed via Church Lane, which is very narrow and does not have footpaths along its entire length. Events at the Manor of the scale and frequency covered by the licence application would result in a huge increase in vehicles and pedestrians using Church Lane. It will also result in larger vehicles regularly using the lane to service these events.

This will therefore cause substantial congestion and disruption for residents in Church Lane, the surrounding area and for people attending services, weddings, funerals etc. at St Bartholomew's Church, which is adjacent to the Manor. It will also inevitably increase the likelihood of accidents and injuries, possibly serious.

Noise from outdoor music (1pm to Midnight) and films (5pm to 11pm) will clearly have the greatest adverse effect on residents living in the vicinity of the Manor and people attending the Church. Noise from indoor music (1pm to 3am), has the potential to cause greater disruption and distress if, for example, it is in a structure like a marquee that provides little or no noise attenuation.

All these sources of excessive noise would also affect large parts of the village, especially at night when it carries further. This would be particularly worse in the summer, when the majority of events are likely to be held, because of people having their house windows open for ventilation.

There have only been a couple of poorly managed music events elsewhere in the village during the time I have lived here. However, these have shown how far noise of this nature travels across Yarnton and how disruptive/intrusive it can be for residents.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents. This vulnerable population could be particularly affected by the reasonably foreseeable disruption, disturbance and disorder that will be created if this licence application is approved. Carers and emergency services could also be subjected to unacceptable delays and parking problems.

I hope you will take these objections into account when considering this application.

Yours faithfully,
Carl Foulkes-Williams

From: Nick Burden <r
Sent: 02 July 2015 21:43
To: Licensing
Subject: URGENT OBJECTION TO THE YARNTON MANOR LICENCE APPLICATION

I am writing to object to the application by Yarnton Manor for a premises licence that will potentially allow them to disrupt a beautiful peaceful village environment. Yarnton Manor is situated at the end of a narrow country lane that is single track with passing places, just past the church and adjacent to the cemetery. There is absolutely no provision for heavy traffic from people attending an event and the road will not cope with the volume of cars or coaches. We all know how congested the A44 gets in Yarnton when nearby Blenheim hosts an event, this in Yarnton would be a catastrophe as the infrastructure is just not present. To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village. There is no mention of how frequently these events will be held. To require everyone to leave at 3 am is likely to cause significant disturbance. There needs to be a dispersal arrangement in place.

It would in my opinion contravene the Licensing Act 2003 as it would -

- 1) Put the public i.e. the residents of Yarnton at risk, this road is used by walkers accessing the public footpaths towards the canal and Shakespeare Way, people visiting the grave yard or church on foot - the pavements are in places non-existent forcing people to walk on the road in the paths of cars.
- 2) The volume of traffic generated would without a shadow of a doubt be a public nuisance to the residents, as would the noise and disruption of live music being played late into the night, particularly in the summer months when the noise travels. The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor. Noise from the music will not be sufficiently controlled and it is likely to either wake me or disturb my evenings, in addition I will be woken up by noise and rowdy behaviour from people leaving events. A marquee is classed as inside so moving the music 'inside' at midnight as I would suspect they are planning will have very little effect on the volume heard in our quiet village.
- 3) There is no reference in the application to what measure will be put in place to prevent the use of drugs by festival goers, some festivals are notoriously known for this, how will this be policed?? The public areas in the vicinity of the manor are accessible to children - do we want them finding discarded syringes or other drug-related paraphernalia?? I think not! Nor is there seemingly enough control over the sale of alcohol which could potentially allow children under age to consume it.
- 4) We were led to believe that the manor was to be a boarding school for teenagers?? There has been much fuss about preventing people from walking across their land on footpaths that have been used for decades as they have concerns re safeguarding their pupils, this totally undermines their argument - how will they guarantee that the children are protected from harm?

I urge you to strongly consider all this when assessing their application as I believe granting licence would breach the Licensing Act 2003, violating all 4 of the licensing objectives -

- The prevention of crime and disorder

- Public safety
- The prevention of public nuisance
- The protection of children from harm

Yours sincerely

Nick Burden

1 Follets Close

Yarnton

Oxon

OX5 1TB

Sent from my iPad

Charlotte Johnson

From: Kate Burden
Sent: 02 July 2015 21:36
To: Licensing
Cc: ICE Nick
Subject: URGENT objection to The Yarnton Manor Licence Application

I am writing to object to the application by Yarnton Manor for a premises licence that will potentially allow them to disrupt a beautiful peaceful village environment. Yarnton Manor is situated at the end of a narrow country lane that is single track with passing places, just past the church and adjacent to the cemetery. There is absolutely no provision for heavy traffic from people attending an event and the road will not cope with the volume of cars or coaches. We all know how congested the A44 gets in Yarnton when nearby Blenheim hosts an event, this in Yarnton would be a catastrophe as the infrastructure is just not present. To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village. There is no mention of how frequently these events will be held. To require everyone to leave at 3 am is likely to cause significant disturbance. There needs to be a dispersal arrangement in place.

It would in my opinion contravene the Licensing Act 2003 as it would -

1) Put the public i.e. the residents of Yarnton at risk, this road is used by walkers accessing the public footpaths towards the canal and Shakespeare Way, people visiting the grave yard or church on foot - the pavements are in places non-existent forcing people to walk on the road in the paths of cars.

2) The volume of traffic generated would without a shadow of a doubt be a public nuisance to the residents, as would the noise and disruption of live music being played late into the night, particularly in the summer months when the noise travels. The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor. Noise from the music will not be sufficiently controlled and it is likely to either wake me or disturb my evenings, in addition I will be woken up by noise and rowdy behaviour from people leaving events. A marque is classed as inside so moving the music 'inside' at midnight as I would suspect they are planning will have very little effect on the volume heard in our quiet village.

3) There is no reference in the application to what measure will be put in place to prevent the use of drugs by festival goers, some festivals are notoriously known for this, how will this be policed?? The public areas in the vicinity of the manor are accessible to children - do we want them finding discarded syringes or other drug-related paraphernalia?? I think not! Nor is there seemingly enough control over the sale of alcohol which could potentially allow children under age to consume it.

4) We were led to believe that the manor was to be a boarding school for teenagers?? There has been much fuss about preventing people from walking across their land on footpaths that have been used for decades as they have concerns re safeguarding their pupils, this totally undermines their argument - how will they guarantee that the children are protected from harm?

I urge you to strongly consider all this when assessing their application as I believe granting licence would breach the Licensing Act 2003, violating all 4 of the licensing objectives -

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Yours sincerely
Kate Burden
1 Follets Close
Yarnton
Oxon
OX5 1TB

Charlotte Johnson

From: Short Kaz (RNU) Oxford Health <
Sent: 02 July 2015 15:49
To: Licensing
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application
Importance: High

Dear Sir/Madam

As a resident of Yarnton (my address is 24 Pixey Close, Yarnton, Oxford, OX5 1FY), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

I was resident (at my old address of 32 Merton Way, Yarnton, Oxford, OX5 1NN) when this event occurred previously at Little Blenheim so years ago, so have first-hand experience of the disruption this event caused previously when held in the village. Since this time, I have two young children, which I would not want exposed to the clientele and disruption this event will attract.

I hope you take my objection into consideration when giving permission for the application for licensing; not fitting for a quiet village location. Thank you.

Yours faithfully

Kaz Short
Service Development Manager

IT Department, Oxford Health NHS Foundation Trust
The White Building, Littlemore MHC, 33 Sandford Road, Oxford OX4 4XN

Mobile:

Working days: Tuesday – Friday only

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Charlotte Johnson

From: mark Buls
Sent: 02 July 2015 11:14
To: Licensing
Cc:
Subject: URGENT objection to the Yarnton Manor Licence Application

Mr & Mrs E J Buls

7 Pound Close

Yarnton

Oxon

OX5 1QG

2nd July 2015

The Licensing Authority
Cherwell District Council
Council Offices
Bodicote House
Banbury
Oxon
OX15 4AA

Dear Sir

URGENT objection to the Yarnton Manor Licence Application

We the above wish to object most strongly to the proposed application by the YARNTON MANOR for the following reasons:

The hours proposed are far too late for an area this size and will cause great disturbance for the residents in the surrounding areas

The amount of people being suggested is out of all proportion to the size of the surrounding area, residents will have cars and other transport causing severe disturbance for the elderly residents nearby. The approach road is far too small for the resulting traffic

The sort of events proposed usually manage to attract people who indulge in drugs and the alcohol will only add to the situation. It is not clear who is going to police the events

Yarnton is a village of great age and has enjoyed peace and safety for centuries. The original reason for purchasing the Manor was given as a school for certain young people and have been told that they had to be protected from harm and footpaths would be closed to ensure this. This application would seem to be conflicting with this

When people are leaving the events they will either go onto the Cassington Road or the A44 causing a great deal of disturbance at the hours quoted

As these events would be scheduled for the summer when many residents have windows open loud music at late hours will cause huge disturbance

It would seem strange that the same people who have organized a festival in the past resulting in many complaints, police being called and some residents even leaving their homes for the weekend are now planning something similar on a regular basis

Pleas save our village from becoming another problem area

Yours faithfully

Mr Edward Buls & Mrs Maureen Buls

From: Jill Drake <
Sent: 02 July 2015 11:04
To: Licensing
Cc: Jill Drake; Inne Hodgson
Subject: URGENT Objection to the Yarnton Manor Licence Application

Dear Sirs

Re: Yarnton Manor Licence Application

I am writing to strongly object to the application submitted by Yarnton Manor for a new premises licence. The Manor, although located in a reasonable amount of land, is not in a remote setting. It lies at the heart of the village, next to the church and the burial ground, which form part of the bedrock of Yarnton. I understood the Manor had been purchased and set up as an educational centre, a place of learning and study, not as an *events venue*. Whether or not this would constitute a change of use is, at the moment, a secondary issue for me. My main concern and objections to this application are as follows:

1. **Noise pollution:** this would affect not only the residential housing in Church Lane but across the village as sound carries particularly in the summer. This would include not just the music but the attendant sounds of traffic, setting up, taking down, talking, shouting and laughter. The hours during which this would be permitted are excessive and particularly the notion that this could take place on a Thursday evening when for most people Friday would be a working or school day. It would also impact on people using the two pubs as such noise is likely to dominate the entire village.
2. **Safety and Security:** inevitably large events selling alcohol for a continuous period of 12 hours or more are going to create problems with unruly behaviour and an influx of outsiders with little or no respect for the village and its residents. This is bound to spill out of the Manor grounds and into the village itself. Are the police able to offer an additional presence in the village on such occasions? Thames Valley Police have also expressed a concern in the Yarnton Village News about drugs coming into the village, monitoring and preventing this during events would place them under increasing pressure.

If people are consuming alcohol presumably they should not be driving, so how will they arrive and leave? This has implications for the bus service and/or coaches. Are the roads, particularly Church Lane and Cassington Road, suitable and sufficiently robust to deal with a heavy volume of heavy traffic? If people do bring cars, it is not clear there is sufficient parking on site in which case, again the village would suffer from overflow parking and this would create more noise pollution as people arrive and leave.

3. I am also concerned about the impact of such events on the children of Yarnton – the younger teenagers, particularly – who would be attracted to the noise, alcohol and ‘excitement’ and yet are not old enough to behave responsibly. I realise these are threats they face in the real world but to have it on their doorstep and so accessible would seem to me to be placing an unreasonable temptation in their path. Even if they were prevented from gate-crashing by security forces they are still going to be vulnerable to an influx of visitors who are here purely for ‘fun’ and my main concern is that ‘fun’ these days has many dark connotations – drugs and excessive alcohol consumption to name but two. It is impossible to police such events to ensure the complete safety and security of all those attending and although it would be the Manor’s responsibility to prevent gate-crashers I frankly cannot see how they can guarantee to stop inappropriate interaction between their visitors and our children.

My understanding is that the village is not opposed to change in principle, and indeed it has grown and developed over recent years. But the residents will react very strongly to change which threatens the identity, security and life of the village and benefits no-one - other than a commercial organisation bent on maximising profits.

Yours faithfully

Jill Drake
31 Aysgarth Road
Yarnton
Kidlington
OX5 1ND

Charlotte Johnson

From: DOLATSHAHI MOHMMAD <
Sent: 06 July 2015 23:19
To: Licensing
Subject: Yarnton Manor Licence Application

I am a Yarnton resident and live at No. 4 The paddocks, Yarnton. I wish to express my strongest objections to the above application.

As I understand, if this licence is granted, the life of many residents of this beautiful village will be effected adversely by the noise of music and the late night traffics through the year.

I strongly believe that the use of Yarnton Manor as a venue for a late night entertainment is totally inappropriate and should not be granted.

M R Dolatshahi.

Charlotte Johnson

From:
Sent: 06 July 2015 19:46
To: Licensing
Subject: YarntonOxford Manor Licence Application

Sent from my iPad

As a resident of Yarnton! (my address is 86 Great Close Road, OX 5 1QR)I wish to raise the following objections to the above application.

This is a completely inappropriate proposal and I can't stress enough how strongly I feel about it.

I have lived in Yarnton for almost 18 years. It is a quiet and peaceful village . Any loud music or noise from late night parties, thankfully a rare occurrence , carries right across the village. Church Lane is an especially peaceful and beautiful part of the village. The lane is extremely narrow and parking for the church and burial ground very limited. Were the proposal to be for a first rate country hotel, wedding venue or spa I'm sure there would be little objection but this sort of "night club/rave venue" cannot be allowed.

The fallout from Oxford Programs will be nothing short of horrendous. Surely they must realise the trouble this would cause. Village life would become a nightmare . Sleep interrupted, if even a possibility , traffic continuously through the village, very high possibility of damage to property to name but a few horrors.

There are old people's homes in the village and sheltered homes just off Church Lane in Park Close. They need to be protected from the life changing problems such an outrageous proposal would have on them.

Church services, not to mention funerals at the back of the manor would become a mockery. Has this even been considered.

My own parents are buried in the beautiful and peaceful cemetery behind the Manor. I would like them and all other souls there to be allowed to Rest In Peace.

No. This cannot happen.

Yours sincerely
Virginia Radmore.

Charlotte Johnson

From: Darren Ball <
Sent: 06 July 2015 16:21
To: Licensing
Cc:
Subject: URGENT objection to the Yarnton Manor Licence application

To whom it may concern,

I am writing to object to the Licence application by Yarnton Manor. Yarnton is a village without the capacity to cope with up to 5000 visitors at the Manor for these sorts of specific events. Church Lane is too small to cope with the traffic that would be involved and the road is in a poor condition as it is. Traffic of that scale would destroy the road and create a massive problem for residents of Church Lane, Rutten Lane and Cassington Road. Similar events in the past at Little Blenheim have caused huge disturbances in the village, with residents not being able to sleep due to the noise resonating around. Also, with vast numbers of "visitors" at the Manor, there may be an increase in crime and drug related behaviour. What sort of security measures would be put in place? As a father of two children, I would not be happy with my children being exposed to this.

As an aside, the Manor have recently asked that the footpath should not be used by village residents as there are under 18s resident at the Manor. If that is the case, how on earth can they justify holding these sorts of events with alcohol and music until 3 in the morning?

Regards,

Darren Ball
7 Fletcher Close
Yarnton
Kidlington
OX5 1NF

Charlotte Johnson

From: Christine Harmsworth
Sent: 05 July 2015 22:24
To: Licensing
Cc:
Subject: Urgent. Yarnton Manor Licence application.

I am Mrs Christine Harmsworth of 17, The Garth, Yarnton, OX5 1 LZ. I wish to object to the above licence. I have lived here for over 40 years and never needed to complain before.

The approach to the Manor is down Church Lane. This is a very small road suitable for light traffic only. It could not possibly cope with this volume of traffic. Even larger funerals at the Church cause can congestion. Emergency vehicles would be unable to access the road either in or out. The footpaths on Church Lane are very narrow and in some places non existent. They are hardly safe with the normal light traffic. This festival with cause a major safety hazard.

Park Close is sheltered housing for the elderly. The noise and disruption on the rest of the village is bad enough, but to subject these elderly residents to this will cause them extreme distress. I am horrified at the lack of thought for the safety and well being of these vulnerable people. I am very concerned about the excessive alcohol which will be available at this event. What protection will these elderly people have from antisocial behaviour. What protection will the rest of the village and the close by Church and graveyard have.

This festival is a major concern for the people of Yarnton. It is a totally unsuitable place in view of the traffic congestion it will cause, not only to the village but surrounding area. It will cause a safety hazard. It will cause a public disturbance to the village as a whole and the elderly residents of Park Close in particular. I am completely against this application.

Yours sincerely

Christine Harmsworth.
Sent from my iPad

Charlotte Johnson

From: Murray Gardner
Sent: 05 July 2015 22:42
To: Licensing
Subject: Yarnton Manor Licence Application

Dear Sir/Madam

As a resident of the village of Yarnton (25 Bernard Close, OX5 1QP) I am writing to lodge my objection to the licencing application for Yarnton Manor as I cannot reconcile the need for a licence that will allow alcohol and music from 1pm to 3am for up to 5000 guests on a property which appears to take the security and safety of its 13-18 year old clients seriously - as claimed on their website (<https://www.oxford-royale.co.uk/centre/yarnton-manor>). As owners of this estate the Oxford Royale Academy appear to have forgotten that Yarnton Manor is not removed from the village, but indeed part of the boundary and as such is flanked on either side by residential properties and farms with livestock. Furthermore, the increase traffic on Cassington Road would exacerbate the already damaged road even further. In addition, there is serious concern regarding how such a licence would affect the very active village church which is located alongside the Manor.

The granting of such a licence is wholly inappropriate for a quiet country village. Considering the venue is already being advertised for an event called "Summer of 1967" (<http://www.eventbrite.co.uk/e/winterwells-summer-of-1967-at-yarnton-manor-estate-oxfordshire-tickets-16587503670>) this application is evidently not for wedding receptions or the like, but for events that will undoubtedly involve alcohol and potentially other substances that we as residents do not want or need.

In closing, the Oxford Royale Academy needs to consider whether its business model is appropriate for a village that is respectful of the peace and safety that all its residents demand.

Yours sincerely,
Dr Murray Gardner

Charlotte Johnson

From: MICHAEL FOREMAN
Sent: 04 July 2015 18:27
To: Licensing
Subject: yarnton manor licence application

Dear Sir

I would like to object to the application from yarnton manor for a alcohol and live music licence.

Yarnton is a very small village and events of these sizes will cause no end of disruption and danger for pedestrians on the surrounding roads, the road to the manor is only single track and is well used by dog walkers, and not suitable for the access they would need . also when they purchased the manor they stopped local people walking on paths behind the manor as it wasn't safe for the children staying at the manor yet now they want to bring hundreds of unknown people even letting them camp overnigth in the manor these events are well known for drug use and problems associated with it and we do not want it in our village.the noise from events here would effect most of the village, especially the new estate on the manor side of the village that is mostly young families with small children.

Mr & Mrs M Foreman
10 Great Close Rd
Yarnton
Oxon
OX51QW

Charlotte Johnson

From:
Sent: 03 July 2015 14:47
To: Licensing
Subject: Yarnton Manor Licence Application

As a resident of Yarnton (my address is Mr H W Mitchell), Jacksons Farmhouse, 158 Cassington Road, Yarnton, OX5 1QD) I wish to raise the following objections to the above application:

I personally will be badly affected by noise as Cassington road is just across a field from Yarnton Manor.

Other issues affecting the village in general are as follows:-

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause very severe congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Hugh William Mitchell

Charlotte Johnson

From: Chris Lewis
Sent: 02 July 2015 19:32
To: Licensing
Subject: Yarnton Manor licence application

Dear Sirs

As a resident of Yarnton originally in the 80's and returning in 2012 (24 The Garth, OX5 1NA), I wish to object to the recent licensing application put forward by Yarnton Manor.

Church Lane is narrow and already dangerous for the many pedestrians who frequently use this road, not only to visit the Church but to also walk their dogs or provide nature walks for children. I have twice been kept waiting recently whilst coaches parked and manouvered trying to access the Manor. I can only imagine the chaos that would be caused, not only by the people attending (possibly 3000 plus) but worse by far will be the setup, support, removal and eventual clean up.

One final point, in the event of emergency services being deployed, I believe the possibility of an accident turning into a major incident are considerably enhanced because of the access issues along Church Lane.

Please consider this application carefully.

Yours sincerely

Chris Lewis

Sent from my Samsung Galaxy smartphone.

Kriston Technology Ltd.,
2 Lodge Road, Hanborough Business Park, Long Hanborough, Witney, Oxfordshire, OX29 8LH
Tel:

www.ktecltd.com

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Charlotte Johnson

From: Elizabeth Howe <...@...>
Sent: 06 July 2015 23:25
To: Licensing
Cc: Jane Howe; i...@...
Subject: URGENT Objection to the Yarnton Manor Licence application

Dear sir/madam

I am emailing in response to the application for Yarnton Manor to have licences to sell alcohol and have live music till the early hours of the morning.

Have lived here for over nine years and find it to a quiet village. I think that this application would spoil that and the lovely nature for the village. There are family's in the area with young children and the noise from the music I feel would disrupt there evening and children's sleeping also on that point I feel that it would effect me being out in my garden on an evening, I don't want to listen to there music and their noise; thus causing a public nuisance to the residence in the local area. If we wanted to be near that racket we would live in a town.

The road that Yarnton Manor is situated is a no thought road, because of that it is lovely quiet road for traffic. With nature of this licence it would bring more traffic to it road, this would cause a disturbance to the residents and users of it and if children are around and added risk to the children to harm, that any number cars would bring going and leaving these functions.

To summarise I feel that allowing this licence too be granted would be crating a public nuisance, put the residents in unnecessary harm.

Regards,

Elizabeth Howe
69 The Paddocks,
Yarnton,
Oxon,
OX5 1TE

Sent from my iPad

Charlotte Johnson

From: Anne Todd <anne.todd@yarnntonmanor.co.uk>
Sent: 06 July 2015 23:12
To: Licensing
Subject: Yarnton Manor Licence Application

Dear Sir/Madam,

As a resident of Yarnton (my address is 6 The Paddocks), I wish to raise strong objections to Yarnton Manor being awarded a Premises Licence to allow live music to be played until very late plus alcohol being sold until 3am. I do not think that much thought has gone into the planning as the venue is very close to residences and some lived in by elderly people and there is likely to be a lot of noise. In the summer, most people have their windows open and light sleepers like myself are unlikely to get sufficient sleep which worries me as I may have to deal with medical emergencies at work on Fridays or Mondays. Ear plugs are not the solution here as I have tried them. Because of the potential for up to 5,000 people to attend these events - this significantly heightens the risk of alcohol/drug-related noise and disturbance which would be intolerable and I am certain this would lead to a number of calls being made to the police by worried residents.

Finally, I am concerned that if the application is granted then this could deter potential house buyers/tenants from letting properties in our peaceful village because of the points raised above.

Yours faithfully,

Anne Todd

Charlotte Johnson

From: Sam Lipscombe <
Sent: 06 July 2015 22:04
To: Licensing
Cc: Nicole Issitt
Subject: Objection to the Yarnton Manor Licence Application

Dear Sirs

I'd like to raise an objection to the proposed licence application that has been submitted for the sale of alcohol and live music at the Manor above.

Church lane, the only road that leads to the manor is a small narrow country lane with only partial footpaths running its length. We regularly use this road to get to church and to walk to the footpaths in the fields beyond - it is equally popular with others from the village, walking dogs etc. The road as it stands can only support a small number of cars without this being a danger to pedestrians, especially the elderly residents living just off this road.

Not only would an event license pose a danger to the residents of the village but it would make emergency access difficult with an increased quantity of traffic.

Noise and nuisance is another consideration that would be created with this application. Yarnton is a quiet village surrounded by hills, the proximity of these hills means that even relatively controlled noise travels far. We would certainly be affected by this, especially in the summer due to the proximity of our house.

I feel that this application is unconsidered given the manor's location, it's placement in the village and the infrastructure in place to support such use.

Best regards

Sam Lipscombe and Nicole Issitt

16 Rutten Lane
Yarnton
Kidlington
OX5 1LN

Charlotte Johnson

From: David Cox <
Sent: 06 July 2015 22:19
To: Licensing
Cc: ; Linda Burden
Subject: URGENT Objection to the Yarnton Manor Licence Application

Dear Sir

I am writing to express my concern, as a resident of Yarnton (David Cox, 81 The Paddocks, Yarnton, Kidlington, Oxford, OX5 1TE), about the application that has been submitted by Oxford Programs for a premises licence at Yarnton Manor.

I am extremely concerned to hear about this application. Yarnton has a large population of elderly residents (there are two nursing homes and also elderly sheltered accommodation) all in close proximity to Yarnton Manor. If Yarnton Manor was to be given permission to hold events and serve alcohol at those events on a regular basis, I feel that the noise disruption would severely impact upon many of the elderly residents of the village.

Yarnton is a village and as such it has been chosen by many people to live in a village setting - regular noise disruption and the influx of many thousands of people attending regular events throughout the year is not part of village life. Is there anything in place to stop Yarnton turning into another large festival venue (such as Cornbury)?

If Yarnton Manor obtains a licence to provide alcohol until 03:00 am, Thursdays to Saturdays and until 12:00 pm on Sundays this could lead to antisocial behaviour by those attending such events that would be held there.

The road leading to Yarnton Manor (Church Lane) is a narrow lane, with few passing points for two cars, and very few paths for pedestrians. With potential events for up to 5,000 people I wonder how those people would be getting to and from the venue (in a safe way)? If arriving by car, where is it intended that the cars would park - is there sufficient parking for the vehicles at Yarnton Manor? Excessive numbers of cars getting to the venue could impact on any emergency vehicles needing to get into Yarnton (particularly to get to the nursing homes and elderly sheltered accommodation).

I sincerely hope that Cherwell District Council take this e-mail into consideration when making their decision about the proposals at Yarnton Manor, and that they think seriously about how their decision could affect our village life.

With regards

David Cox (resident of Yarnton for 52 years)

Sent from my iPad

Charlotte Johnson

From: Arthur Maycock
Sent: 05 July 2015 22:08
To: Licensing
Subject: Yarnton Manor Licence Application

Dear Sirs,

As a resident of Yarnton (my address is Great Close Road), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Arthur Maycock

Charlotte Johnson

From: Nicola Sibson
Sent: 05 July 2015 22:03
To: Licensing
Cc: Nicola Sibson; Matthew Robson
Subject: URGENT Objection to the Yarnton Manor Licence Application

To whom it may concern,

Re: Yarnton Manor Licence Application

As a resident of Yarnton (my address is 2 Church Lane, Yarnton, OX5 1PY), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause significant congestion, problems for residents in Church Lane and also for people attending church for services, weddings, funerals and baptisms.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village, particularly since the licence application covers events out of doors and until the early hours of the morning. Granting permission to play music until 3am, and for the supply of alcohol to this time, would be very likely to subject local residents to antisocial behaviour and certainly to unreasonable noise. Many of the families in the local vicinity have young children, including ourselves, and loud noise to the early hours of the morning would be extremely disruptive.

We live on the corner of Church Lane and Cassington Rd, and this is a spot where young people tend to congregate at the end of the evening when events occur within this part of the village. This can be accepted on an occasional basis. However, my concern is that, with a significant number of functions, this will cease to be an occasional occurrence and become frequent. Particularly, if the events in question take place further down Church Lane – the only exit from the Manor is via Church Lane onto Cassington Rd.

A further consideration is that Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any such disruption.

Many thanks for your consideration of our views on this matter.

Yours sincerely,
Prof. Nicola R. Robson

Charlotte Johnson

From: SYLVIA HAWKINS
Sent: 06 July 2015 13:24
To: Licensing
Subject: URGENT Objection to the Yarnton Manor Licence Application.

Sylvia Hawkins
42 Merton Way
Yarnton
Kidlington
Oxon
OX5 1NW

Yarnton Manor Licence Application

As a resident of Yarnton my address is above, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied

Sylvia Hawkins

Charlotte Johnson

From: SYLVIA HAWKINS <sylvia.hawkins@oxon.gov.uk>
Sent: 06 July 2015 13:28
To: Licensing
Subject: URGENT Objection to the Yarnton Manor Licence Application

Mrs Elizabeth Percival
19 Park Close
Church Lane
Yarnton
Kidlington
Oxon
OX5 1QQ

Yarnton Manor Licence Application

As a resident of Yarnton my address is above, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Elizabeth Percival

Charlotte Johnson

From: JOANNE NEWMAN
Sent: 06 July 2015 21:34
To: Licensing
Subject: URGENT Objection to the Yarnton Manor Licence Application

Dear Sir/Madam,

We live in Yarnton and would like to object to the Yarnton Manor Licence Application.

Yarnton Manor is situated in Church Lane which is a single track road with a footpath that only goes some of the way. This lane also leads to residential houses, the Church and graveyard. The licence that is being applied for can allow up to 5000 attendees and we feel that even a few hundred will cause issues with traffic and parking in and around Church Lane. We feel that this could be an issue to public safety as the amount of traffic necessary for the amount of guests would greatly hinder any access for emergency services. It would also be a nuisance for people attending church services and weddings and funerals and those wishing to visit the graveyard, many of which are elderly.

We are also concerned regarding the security that will be provided at these events as this type of event with many attendees and outside music is a magnet for 'uninvited guests'. The licence is to allow music and the sale of alcohol until 3am on certain days of the week. This is a concern for us due to the noise disruption from the music and from guests, many of the events are to be held in the summer months when windows are likely to be open. Park Close at the top of Church Lane consists of many residential properties for the elderly and we feel that noise in the early hours of the morning would be of great disruption to the residents.

Another concern is that this could spill over into the village with people wandering around in the early hours of the morning having consumed alcohol and causing unwanted noise, anti social behaviour and possible damage to properties and vehicles.

The owners of Yarnton Manor have recently closed footpaths on their property to the public citing child protection issues, however they are now applying for this licence to allow many hundreds of people to enter the same grounds. How does this fit within their concerns for child protection issues?

Yours faithfully

Mr & Mrs J Newman

27 The Garth

Yarnton

OX5 1LZ

Charlotte Johnson

From: Jo Ruddick < >
Sent: 06 July 2015 21:10
To: Licensing
Cc: Graham Bullock
Subject: URGENT Objection to the Yarnton Manor licence application

Dear sir/madam

Re; Yarnton Manor Licence Application

As a resident of Yarnton (my address is 127 Rutten Lane), I wish to raise the following objections to the above application;

Yarnton manor has no public transport and so arriving/leaving here late at night will cause much disturbance to the local, usually quiet neighbourhood, both due to likely drunken, disorderly behaviour and extra traffic.

Having closed some of our local, public footpaths due to 'child protection issues', it seems very hypocritical and unjust for Yarnton Manor to now apply for a late licence selling alcohol late into the night. It continues to totally disregard the opinions and well being of the local community.

Park Close is near the manor and comes off church lane (where the manor is situated), and contains sheltered housing for the elderly who would be particularly affected by the noise and probable antisocial behaviour disruption. Carers and residents may also have great problems parking and getting to their own houses, due to congestion.

I am also concerned for my three children, as well as the rest of the village, who need and have the right to sleep through the night without noise disturbance waking them up.

The use of Yarnton Manor as a venue for late night entertainment and noise and selling alcohol to 3am is totally inappropriate due to lack of public transport to access the site, and noise disruption and likely antisocial behaviour in our usually quiet village.

Yours faithfully,

Joanna Bullock

Charlotte Johnson

From: Crystal Parry Okeden <...@...>
Sent: 06 July 2015 18:14
To: Licensing
Subject: URGENT: Objection to the Yarnton Manor License Application

Yarnton Manor Licence Application

As a resident of Yarnton (my address is Turnworth, Little Blenheim, Yarnton), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied:

Yours Faithfully,

Dorothy Parry Okeden

Charlotte Johnson

From: Ronald Nettler < >
Sent: 06 July 2015 16:49
To: Licensing
Subject: Yarnton Manor Licence Application

We are residents of Yarnton at 28 Meadow Way, OX51TA. We wish to register our objection to the Yarnton Manor Licence Application. The reasons for our objection are as follows:

1. The planned events at Yarnton Manor would cause severe traffic problems in the area, specifically on Church Lane, but in the surrounding area as well. Church Lane is narrow and would not easily be able to accommodate the increase in traffic envisaged in the planned events. Residents of Church Lane would suffer from the resultant noise and environmental damage (pollution and road surface damage). Further, on Park Close, just off of Church Lane, there are sheltered homes for the elderly which would be adversely affected, particularly by problems of access.
2. The sale of alcohol at Yarnton Manor for the planned events carries a high risk of causing disorder, crime and anti-social behaviour, not only in the vicinity of the Manor, but in the wider community as well. Yarnton is a quiet and peaceful village; that would be put at risk by the sale and consumption of alcohol at these events.
3. Noise pollution affecting the whole village would be a serious issue caused by the planned events at Yarnton Manor.

Yours Sincerely, Ronald and Bonnie Nettler

Charlotte Johnson

From: James Bolton <
Sent: 06 July 2015 15:45
To: Licensing
Cc: James Bolton; I
Subject: URGENT Objection to the Yarnton Manor Licence Application

I am a resident of Yarnton and wish to raise the following objections to the above application:

To allow up to 5,000 people to attend events could cause terrible traffic congestion to and from the venue and parking problems for the whole village.

For my friends living on the narrow Church Lane (which leads to Yarnton Manor) this would be particularly bad.

Noise from live music and films would disturb residents living close to the Manor and would very likely be heard across the whole village particularly from summer evening outdoor events and well into the early hours of the morning.

Already it is possible to hear firework and music from events at Blenheim Palace, Woodstock which is nearly 4 miles away.

And the traffic problems for major events at the Palace are well known despite all the traffic control methods and parking space they have.

So the effect of large events within Yarnton would be an awful lot worse on the residents.

The owners of Yarnton Manor have recently closed well established footpaths behind their building showing their lack of concern over the local residents and I feel this licence application will show the same disregard to our peaceful neighbourhood.

Regards,

James Bolton
32 Aysgarth Road
Yarnton
OX5 1ND

Charlotte Johnson

From:
Sent: 06 July 2015 22:04
To: Licensing
Subject: Yarnton Manor Licence Application

As residents of Yarnton we wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc.. To allow up to 5,000 people to attend events is excessive. Even say 300 people would still be excessive for our very small village.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise and the hours that have been applied for are far too late for a location of this type. There are no real limits on how often events can take place. The area is generally very quiet and any noise outside has the potential to carry and cause disturbance. The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation as will Yarnton Manor.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mr Gerard Quinn-Taylor and Mrs Christine Quinn-Taylor
14 The Garth
Yarnton
Oxon
OX5 1LZ

Charlotte Johnson

From: Jonathan Crouch
Sent: 05 July 2015 16:38
To: Licensing
Subject: Yarnton Manor Licence Application

As a resident of Yarnton (12 The Garth), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc. Not having the capacity for the extra vehicles the additional parking will present problems to the emergency services when attending revelers that have over-indulged or taken a happy pill that doesn't agree with them.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

What is being proposed to tackle any dealings in illegal substances that such gatherings will undoubtedly attract?

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Yarnton being a rural village isn't geared up, nor wishes to be, for such events that are best suited for Cities / Towns that have the appropriate access infrastructure and have arrangements with over-stretched emergency services.

Jonathan Crouch

Charlotte Johnson

From: GEORGE DOUCAS <
Sent: 05 July 2015 16:23
To: Licensing
Subject: Yarnton Manor Licence application

Dear Sir/Madam,

I am a resident of Yarnton at Hill Farm, 202 Cassington Road, and I am writing to you in order to raise my objections to the above application.

1. Noise from live music and films would adversely affect residents living not only in the vicinity of the Manor but also across the whole village. Since the licence application covers events out of doors and until the early hours of the morning, this will create severe problems during the summer months.
2. The road leading to Yarnton Manor (Church Lane) is a narrow, quiet country lane that has footpaths for some of its length. The inevitable increase in traffic that will accompany events at the Manor would cause very serious congestion and problems for the residents in Church Lane and for people attending church services.
3. The supply of alcohol until 3 am is likely to subject local residents to antisocial behaviour and noise.
4. Finally, I note that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues. Are the proposed events consistent with Child Protection issues?

Yours faithfully,

George Doucas

Charlotte Johnson

From: elaine elliott <
Sent: 05 July 2015 16:10
To: Licensing
Subject: Yarnton Manor Licence Application

As residents of Yarnton, our names and address are -Elaine and David Elliott -27 Bernard Close OX5 1QP. we have lived here for the last 34 years, we wish to raise the following objections to the above application.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor, and would also carry across the whole of the village. I understand that the application is for out of doors events as well as inside,(even if it is in a marquee, this would still be a problem).

We have elderly sheltered accomadation in Park Close, which leads off Church Lane, they would be particularly affected by any disruption, carers and emergency services could be held up due to gaining access to Church Lane, once the crowds and their vehicles start to arrive.

As they are planning to have alchohol until 3 am, it is likely that many local residents would be subject to antisocial behaviour and noise.

Church Lane which leads to the Manor is very narrow, with only a few passing places to pull in to. This in its self would cause major problems for people attending church for services, weddings, funerals, baptisms,etc.. The new burial ground is also placed just behind the Manor, and we feel that if anyone wished to visit the graveyard when they are holding their events then there would be no quietness for contemplation. Also the people at the events may have been drinking and that in its self would be very intimidating. As the application indicates that they would hold events during the daytime as well as evenings then this application would be most inappropriate.

Although there is reference to a festival, there is no indication of what will be done to prevent drugs from being brought into the area.
Indeed some festivals are renowned for being involved in holding "illegal highs". In the past there have been problems with people using and selling drugs in Church Lane and the surrounding area, and we can't help but feel it will

encourage these types of people to come to Yarnton.

Who will control the traffic and the crowds once these people arrive.
How will they disperse or make their way to where they will be camping.
Who will clear up the rubbish outside of the Manor vicinity.

We would urge you to seriously consider our points raised as Yarnton is a very peaceful friendly place to live. We can't help but feel the allowance of this application would spoil what we have here, the police have enough problems dealing with issues in and around Yarnton, without adding to their burden and budgets.

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 21 Bernard Close), I wish to raise the following objections to the above application:

There has been a significant increase in traffic along Cassington Road since the building of the new housing estate. Church Lane, which turns off from Cassington Road and leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. I have two children who are both at school – my son is studying 'A' levels and my daughter is about to enter Year 7 of secondary school. I am a teacher working full time so we all need restful nights. In fact I am astounded that the council are even considering an application of this nature in a quiet village.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise and certainly does not give the right message to our young people who these events will be aimed at. There is enough evidence stating the link between alcohol and anti-social behaviour so again why an application to sell alcohol until 3am is even being considered in a quiet village I find morally wrong.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems. These residents would also bear the brunt of the excessive noise and any anti-social behaviour, subjecting some of our most vulnerable members of the village to unnecessary anxiety and disturbance when they thought they were settling in a peaceful, stress free area.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

I cannot urge you strongly enough to prevent this application from being granted.

Joanne Margaret Dickson (Mrs)

Charlotte Johnson

From: laurent cadoret <
Sent: 05 July 2015 12:20
To: Licensing
Cc:
Subject: Objection to Yarnton Manor licence application

To Cherwell District Council
Bodicote house
Re : Yarnton Manor licence application

Mr Laurent Cadoret
3 Meadow Way
Yarnton
Oxford OX5 1TA

Dear Sir, Madam

I would like to object strongly and urgently to the application made by the new owners of the Yarnton manor. Having regular music events, serving alcohol til late is clearly inappropriate for the area.

- Yarnton manor is situated at the end of a small quite lane. It is not at all suited for heavy traffic. Musical events will create lot of traffic with coaches which will damage the lane. There will be risks of damage to the road at great cost to the local authority to repair and therefore tax payers. There will risks of damage cars and any other oncoming traffic at great cost to Thames Valley Police to investigate and therefore tax payers.
- When people late at night will want to get back home, this will create more traffic in the early hours of the morning with the inevitable risks of people hanging around the village in some various state of intoxication.
- There will therefore be an increased risk of anti social behaviour. This again will be another drain on public services like Thames Valley Police. Considering how the public purse is stretched at the moment, those will be expenses tax payers could be do without. Yarnton is lucky not to have many anti social behaviour problems thank to the good work done by the local community, the parish council, the district council and the police.
- Noise nuisance will be quite inappropriate too. It is not as if Oxfordshire requires another venue for a music festival as the market is already saturated by such events. If the application is not granted, it is not as if people from Oxfordshire will go without.
- There is also a serious to pollution to the area as there is banned to be a load of rubbish left around by people. Rubbish will spread through the adjacent field with the winds, damaging the local environment and causing potential risks to the wildlife.
- Yarnton Manor is meant to be a school for children whereby they will have a quiet, nurturing environment to improve their education. This new application seems quite simply at the opposite end of what the new owners have been claiming to put in place.

I would therefore like to object urgently and on the strongest terms regarding such application as there is very little to gain for anyone except for straight forward financial gain to the new owners of Yarnton Manor and only to them. There is on the other hand a lot to lose for the public services in terms of expenses to manage the aftermath of such events. There is also a lot to lose got the local community in terms of quality of life, risk of crime and anti social behaviour, disturbance to the local wildlife.

The recession may not have hit the owners of Yarnton Manor but it has hit public services which aim to provide the same quality services with reduced funds. I cannot think why it would be a good idea to risk wasting public money when it is clearly much needed elsewhere.

Yours truly,
Laurent

Charlotte Johnson

From: Dan Clacher <>>
Sent: 05 July 2015 11:47
To: Licensing
Cc: c
Subject: URGENT objection to Yarnton Manor Licence Application

My name is Daniel Clacher of 12, Broad Field Road, Yarnton, OX5 1UL

Please accept this email as an official objection to the Yarnton Manor Licence Application

I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Regards,

Dan Clacher

Charlotte Johnson

From: Brian Green <
Sent: 05 July 2015 20:33
To: Licensing; Brian Green
Subject: URGENT - Yarnton Manor Licence Application

Re: Yarnton Manor Licence Application

We wish to express our objections to the premises licence which, if granted, would allow up to 5000 people to attend events. Even a tenth of this number of people would cause considerable congestion and noise in such a small village with narrow roads accessing the Manor House. Noise and light pollution would be inevitable given that music can be played and alcohol served up until 03:00. From our location in Cassington Road we can already hear noise from the quarry which is further away than the Manor House as it carries so easily across the intervening field, particularly, now that many trees have been cut down. In addition, there has been a breakdown in trust between the owners of Yarnton Manor and the village residents. They have recently, without consultation, closed down many footpaths which have been regularly used by residents for over 50 years. They cite child safety as a reason for closing the footpaths as under 18's will be attending their educational courses although there are no regulations requiring this. Despite holding a public meeting on 4th July at the Manor to address residents' concerns, they failed to answer questions as to what type of events they would be holding, how often they would be held and why licensing needs to extend until 3am on three days a week.

We believe that the character of Yarnton, which is a small, peaceful village, would be markedly altered by the intrusion of so many visitors drinking alcohol and listening to music on potentially a weekly basis. Most residents we know did not come to live here expecting this disruption to quiet village life.

Yours sincerely,

Dr Brian Green
Dr Marian Perkins
Alastair Green
Anthony Green
Thalia Green

186 Cassington Road
Yarnton
Oxon
OX5 1QD

Charlotte Johnson

From:
Sent: 05 July 2015 11:39
To: Licensing
Subject: URGENT - Yarnton manor Licence Application

Dear Sirs

I live at 4 Pound Close, Yarnton which is fairly close to Yarnton Manor. I attended a meeting there yesterday to discuss the Manor's application for a permanent premises licence. I understand that a temporary licence will restrict them to 15 events per year, but it does also restrict the number of guests to 499 (I think) as opposed to up to 5,000 for a permanent licence! The difference in numbers between the two types of licence is huge. Apparently Yarnton Manor's directors do not "expect" their events to attract more than 350 - 400 people (which is bad enough) so I fail to see why they cannot apply for a temporary licence for each event. I know this raises more administration for both them and the Council but that is not the residents' problem. I still think there will be a traffic & parking problem in Church Lane even with these "smaller" events.

Having lived opposite the Red Lion pub for 22 years I know only too well how disturbing loud music and drunken people are. We have had many personal summer events ruined by their thoughtless customers who think it is perfectly acceptable to keep local residents awake until the early hours of every Saturday, Sunday and Monday morning, despite the fact that those residents may have to either work the next day, or actually want to make full use of their leisure time without feeling permanently tired.

Please do not issue a permanent licence to Yarnton Manor - it is primarily an educational establishment, not a nightclub!

Yours faithfully
Jackie Butterworth

Charlotte Johnson

From:
Sent: 05 July 2015 07:54
To: Licensing
Subject: Yarnton Manor Licence Application

To go to licensing@cherwell-dc.gov.uk

Yarnton Manor Licence Application

As a resident of Yarnton 20 The Garth, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Rossana Wilkins

Sent from Windows Mail

Charlotte Johnson

From: D PARISH
Sent: 04 July 2015 21:15
To: Licensing
Cc:
Subject: Objection to the Yarnton Manor Licence Application

Dear Sir,

I wish to raise the following objections to the Yarnton Manor Licence Application.

Church Lane is a narrow lane with inadequate footpath and lighting provisions for significant numbers of people to safely attend events. In addition, any increase in traffic will cause a significant inconvenience for local residents.

Yarnton is a relatively peaceful village and any noise is going to cause considerable annoyance to villagers.

Consumption of alcohol to 3am in the morning is likely to result in antisocial behaviour and vandalism.

Yours sincerely,

Derek Parish

8 Aysgarth Road, Yarnton. OX5 1ND

Charlotte Johnson

From: Sue Tan <
Sent: 04 July 2015 17:12
To: Licensing
Subject: Yarnton Manor Licence Application

As a resident in The Paddocks, Yarnton I wish to raise the following objections to the above application.

Live or recorded music indoor or outdoor til 3am is inappropriate for a relatively quiet & peaceful village like Yarnton. The noise will be intolerable for the residents especially in the summer month when they hold events outdoor.

The supply of alcohol til early hours of the morning will subject local residents to antisocial behaviour, noise & crimes.

There is also the issue of traffic & congestion when a large number of people wishing to attend events there. Church Lane leading to Yarnton Manor is a narrow road.

The owners of Yarnton Manor closed the footpath on their property citing child protection issues. It would seem inappropriate for this venue to supply alcohol til 3 am & holding events of this nature.

From :
Miss Siew Noil Tan
33 The Paddocks,
Yarnton
Kidlington
Oxon
OX5 1TF

Sent from my iPad

Charlotte Johnson

From: sue jordan <
Sent: 04 July 2015 10:38
To: Licensing
Subject: Yarnton Manor Licence Application

As residents of Yarnton we are very concerned about the above application.(our address is "Sycamore House" 12 Rutten Lane) for the following reasons.

Church lane, leading to Yarnton Manor, is very narrow and only has footpaths for some of the length. Traffic attending events at The Manor would cause horrendous congestion and problems for residents in the surrounding area.

Noise from music, especially when out of doors, and until the early hours of the morning, would affect not just residents living near The Manor, but most of the village.

We are concerned about antisocial behaviour and potential damage to property if customers are leaving in the early hours of the morning, having drunk significant amounts of alcohol.

Park close, which Leeds off Church lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

Mr. and Mrs. Jordan

Charlotte Johnson

From: Gill Siuda <
Sent: 04 July 2015 10:20
To: Licensing
Subject: Yarnton Manor Licence Application

As a resident of Yarnton I wish to raise the following objections to the application for a Premises Licence to allow music to be played and alcohol to be served until 3 a.m.

The lane which leads to Yarnton Manor is very narrow and therefore traffic attending events at the Manor would cause congestion and problems for residents of Church Lane and people attending church for services.

Noise from live music and films would affect would affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 a.m. could subject local residents to antisocial behaviour and noise.

There are sheltered homes for the elderly in Park Close which leads off Church Lane and these residents would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems

In view of the fact that the owners of the Manor have closed foot paths on their property citing Child Protection issues, it would seem inappropriate to be holding events of the nature for which the licence is applied.

Mrs G.A. Siuda
166, Rutten Lane
Yarnton
OX5 1LS

Charlotte Johnson

From: CLIFF SADLER <
Sent: 04 July 2015 09:34
To: Licensing
Subject: Yarnton Manor Licence Application

To whom it may concern

Yarnton Manor Licence Application

As a resident of Yarnton, my address is 2 Marsh close, Yarnton OX5 1QL. I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise. Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Mr Clifford Sadler

Charlotte Johnson

From: Christine Witcher
Sent: 04 July 2015 09:36
To: Licensing
Subject: Yarnton Manor Licence Application

As a resident of Yarnton (my address is 5 Field Close, Yarnton Oxon OX5 2XN), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms. I'm registered as disabled and have severe mobility problems and use my car to visit the church grave yard on a weekly basis to lay flowers and tend my husbands grave who passed away recently, and also those of close friends and parents. The level of potential disruption will effect me being able to visit the church and will seriously effect my well-being.

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Sheila Burch

Charlotte Johnson

From: jason elford
Sent: 04 July 2015 06:37
To: Licensing
Subject: Yarnton manor licence application

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 59 great close road, I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Jason Elford

Jase.

Charlotte Johnson

From: Sarah Ablett
Sent: 03 July 2015 18:41
To: Licensing
Cc: Sarah Ablett
Subject: URGENT objection to the Yarnton Manor Licence Application

Dear Sirs,

As a resident of Yarnton (my address is 28 Spencer Avenue, Yarnton, OX5 1NG) I wish to raise the following objections to the above application:

The hours that have been applied for are far too late for a location of this type. The area is generally very quiet and noise from live music and films would carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning. The application indicates that the summer will be busier than the winters and this means that the potential for disturbance will be higher as we tend to have our windows open for ventilation. Previous experience of the outdoor event at Little Blenheim a few years ago clearly shows this.

I am also concerned about the noise and rowdy behaviour from people leaving events especially considering that up to 5,000 people may be allowed to attend and may have drunk significant quantities of alcohol. I think this number is excessive for our very small village. To require such a large amount of people to leave at 3 am is likely to cause significant disturbance.

In addition to noise, traffic attending events at the Manor on this scale would also cause horrendous congestion and problems for residents in Church Lane and the roads leading to it. Church Lane, which leads to Yarnton Manor, is particularly unsuitable for this level of traffic as it is only wide enough for one car in either direction and only has footpaths for some of its length.

Finally in view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied as some of the events are clearly only suitable for adults.

The use of Yarnton Manor as a venue for late night entertainment is, in my view, simply not appropriate.

With regards

Sarah Louise Ablett

Sent from my iPad

Charlotte Johnson

From: Valerie Wraight <
Sent: 03 July 2015 18:37
To: Licensing
Subject: Yarnton Manor Licence Application

Yarnton Manor Licence Application

As a resident of Yarnton from 113 Cassington Road I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Nick Wraight

Sent from my iPad

Charlotte Johnson

From: Valerie Wallbridge
Sent: 03 July 2015 17:46
To: Licensing
Subject: Yarnton Manor Licence Application

Dear Sirs

Objection email to the above application for a Licence.

I live in Yarnton my address is Hillview 198 Woodstock Road Yarnton OX5 1PP I wish to raise the following objections to the above application:

Church Lane as the name implies is used for the residents to go to events that are held in church, Services , Weddings, Baptisms and Funerals. After the church the lane takes you to the burial ground which is used by many for quiet reflection. Many people visit this cemetery at the weekends as they are unable to do so in the week. This licence is totally out of keeping with this area. The noise that will be heard all around this area will be totally intolerable for the mainly older residents that live off church lane.

This is something that I would like to object to in the strongest possible terms. I feel that the whole of Yarnton will suffer from Noise, Disturbance and anti -social behaviour because of the noise from events and customers arriving/leaving.

The use of Yarnton Manor as a venue for late night entertainment is not appropriate for this area and will cause great upset and concern to many.

The Lane that goes to Yarnton Manor is a very narrow one and would not be suitable to the large capacity of cars that may use this for any event that they may hold.

In View of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection Issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

This is a very Urgent and Pressing OBJECTION to this application.

Yours faithfully

Mr N H & Mrs V Wallbridge

From: Sheila Westall <
Sent: 03 July 2015 16:54
To: Licensing
Subject: Yarnton Manor Licence Application

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 1 Stocks Tree Close, OX5 1LU) I wish to raise objection to the above application on the grounds that:

The owners of the Manor are newcomers to the village and have not previously held an event there requiring a Licence for the provision of Live Music, Recorded Music, Films, and the supply of Alcohol during the afternoon until late at night and into the following morning, so any adverse effect on Yarnton residents cannot yet be assessed, but may include disruption due to noise and volume of traffic, alcohol-fuelled disturbance and/or disturbance caused by outdoor live or recorded music (or indoor if 'indoor' is in a marquee), .

The only access to the Manor is Church Lane which is a narrow country lane and only has a footpath in places and only one passing place. The amount of traffic that will be generated by the numbers the applicants aim to attract will inevitably cause noise and inconvenience not only to the residents of Church Lane but the surrounding roads in the village. Given the Manor's close proximity to the Church it could also adversely affect churchgoers, especially those attending weddings or funerals.

Live or recorded music, especially if amplified, could also present problems to those not just in the immediate neighbourhood (and the bungalows in Park Close are classed as sheltered accommodation) but much more widely across the village.

The provision of alcohol from afternoon until the early hours of the morning could present other problems of disruption to residents, unless those attending the event are able to remain at the Manor until the effects of the alcohol have worn off.

As someone likely to be affected both by the traffic and the music, I object to the Manor becoming Licenced Premises and able to hold these events at any time they wish, within the stated days.

I feel that it would be in the interests of the village residents if the owners applied for a temporary licence for each event, at least until it has been proved that no nuisance is caused by them.

Sheila Westall (Mrs)

Charlotte Johnson

From: Linda Jurd <linda.jurd@oxford.gov.uk>
Sent: 03 July 2015 13:32
To: Licensing
Subject: Yarnton Manor Licence Application

I have been a resident of Yarnton for 25 years, and I wish to raise the following objections to the above application:

Yarnton Manor is in Church Lane, and is next to Yarnton Church and the graveyard. Church Lane is a narrow, quiet, residential lane, with little in the way of footpaths, and very little parking. The large increase in the volume of traffic which would no doubt include coaches, attending events at the Manor would cause horrendous problems for the people who live in Church Lane and for churchgoers.

Nearby is Park Close, which is accessed from Church Lane, and is a quiet and peaceful development of sheltered homes for elderly residents. They will be particularly affected by the noise and disruption, and carers and emergency services could well be subjected to delays.

The anti-social noise from live music and films would adversely affect the residents living in the vicinity of the Manor, and would also carry across the rest of the village causing a public nuisance especially as this could go on until the early hours of the morning. The inevitable noise and disruption caused by a large number of people leaving the event during the early hours would be totally unacceptable.

The supply of alcohol until 3am could subject residents to anti-social behaviour and noise.

In view of the fact that the owners of Yarnton Manor have recently closed footpaths on their property at the back of the Manor to the public, citing Child Protection issues, it does seem very inappropriate to be holding events of the nature for which the licence is applied.

Linda Jurd
3 Little Blenheim
Yarnton
Oxfordshire
OX5 1LX

Charlotte Johnson

From: Jaqueline Hoyle <
Sent: 02 July 2015 22:00
To: Licensing
Cc: Jaqueline Hoyle; David Bryan
Subject: URGENT objection to Yarnton Manor Licence Application

We are residents of Yarnton who live a few hundred metres from Yarnton Manor at 30 Pixey Close, Yarnton, KIDLINGTON, Oxon, OX5 1FY.

We wish to object in clear and strong terms to the Yarnton Manor licence application. We have secondary concerns about this licence adversely affecting the welfare of children and giving rise to risks in terms of crime and disorder. The Oxford Royale Academy has been endeavouring to block access to long-used footpaths on child protection grounds and it is not logically consistent for the Academy to be seeking a licence for large numbers of people late into the night and the early hours of the morning. Such large numbers of people consuming alcohol in a fragile village environment also risks giving rise to crime and disorder to which Yarnton would not otherwise be subject.

Our primary concerns are however public safety and the prevention of public nuisance. Yarnton is not urban or even suburban Oxford. It is a quiet village and people like ourselves come to live here precisely to enjoy this quiet especially in the evening and at night. Noise carries a long way and the noise from musical events or films at the Manor would badly affect a very substantial number of residents certainly on the southern edge of Yarnton like ourselves but probably much more widely across the village. Large numbers of people leaving events either on foot or in cars would similarly cause unacceptable levels of noise for local residents. Moreover the road infrastructure here and especially in the approach to the Manor along Church Lane from the Cassington Road is wholly inadequate for substantial numbers of vehicles. This is essentially an old single-track road not all of which is accompanied by proper footpaths. The licence would therefore put public safety at risk or, failing that, cause a substantial nuisance by preventing its use by those on foot; many residents wander down this quiet lane at night walking dogs or simply taking the night air, year-round.

We ask that the licence application be rejected on these sound, indeed compelling and legally sustainable grounds.

Yours faithfully

Dr D E H Bryan and Ms J S Hoyle

Charlotte Johnson

From: Kim Osmond <
Sent: 04 July 2015 17:42
To: Licensing
Cc: Niki Robson; Kim Osmond
Subject: Yarnton Manor Licence Application

Dear Sir/Madam,

RE: YARNTON MANOR LICENCE APPLICATION

As a resident of Yarnton (21 The Garth, OX5 1LZ), I am writing to express my concern regarding the above application.

Firstly, I am astounded that someone can think 5,000 people can be accommodated by our roads, especially Church Lane, at the bottom of which stands Yarnton Manor. Church Lane doesn't have a pavement for much of it and is a single lane! The road is used by church goers and, like myself, dog walkers. It is hard to describe the negative impact such an increase of vehicular density would produce. This impact would be the same even if every single one of the 5,000 were in coaches. Coaches attempting to come in and out of the junction on to the Cassington Road would struggle as there is residents parking directly opposite and public safety would be greatly compromised. (not to mention - where on earth would they park??!!)

Secondly, the hours that have been applied for are very late considering the proximity to residents (especially two nursing homes in the village and senior housing only a few hundred yards up the road). Even where we live, every August we hear the week long thumping of an organised do and that's towards Cassington. We accept it because it is once a year, but if the Manor are granted permission for this licence, the noise would be way too much *on a weekly basis!!* We do not have double glazing on all our windows - there is no way we will be unaffected by the noise and not only will this be an enormous nuisance to us, but to everyone else in this small village - it's simply not big enough to swallow the sound.

I have tried to look at the application on your website, including the minutes from the meeting deciding if they could apply - none of these pages are available, therefore I cannot check to see if any form of control is being put in place. Consequently I must ask you to deny Yarnton Manor the licence. This is a quiet village and I am truly concerned for the safety issues that would arise should you grant it.

Yours sincerely,

Kim Osmond

23 The Paddocks
Yarnton
Oxfordshire
OX5 1TF

2 July 2015

Dear Sir/Madam

For the attention of: **The Licensing Authority Cherwell District Council**

Re: objection to Yarnton Manor License Application

I wish to express my strong objection to the recent Yarnton Manor License Application.

Yarnton Manor may appear to be in a relatively remote location, but the noise and disruption from late-night music, with up to 5000 people attending would be absolutely horrendous for a large part of the village.

I must admit, I enjoy hearing the Church bells from my house. The Church is a 10-15 minute walk from my house, and right next door to the manor. However, the idea of live music until the early hours would be incredibly disruptive and will disturb the sleep of myself and neighbours. This will be especially true in the summer, when a lot of people, myself included, sleep with windows open.

I am used to living near the Village Hall, and hearing the odd late-night party- that is part of today's life. But the license being sought by Yarnton Manor is much more excessive and will become a huge nuisance, for myself and others.

Just getting a large number of people in and out of Yarnton Manor will be a great disturbance, even more so when it is late into the night. The only routes out of the Manor would need to go down Cassington Lane or Rutten Lane, both residential areas. There is obviously also a safety concern with so many vehicles going close to places where children play, and people walk.

I am also extremely worried by the possibility of increased crime. You cannot control large crowds effectively, especially when alcohol is involved. There is, of course, an increased possibility of drug-use, including legal highs.

Music 'inside' can also include marquees, so this does not help reduce the problem of noise from live events.

There are many older people who live nearby and are extremely concerned in the village. Of course, I'm sure you will understand that many of those will not be able to get around to expressing their concerns officially, so I am also speaking on their behalf.

I thought Yarnton Manor had been set up as a school / educational establishment. I hope they will stick to this and not be allowed to cause excessive disruption, noise, traffic etc. The application seems to go against what they stand for.

I strongly object to the license application and hope it will be turned down.

Yours sincerely

Ian Richard Gill

Charlotte Johnson

From: Owen Richards
Sent: 02 July 2015 18:54
To: Licensing
Subject: URGENT objection: Yarnton Manor Licence Application

As a resident of Yarnton (my address is 152 Woodstock Road, Yarnton, OX5 1PW), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

Owen Richards.

Charlotte Johnson

From: F
Sent: 02 July 2015 18:43
To: Licensing
Subject: Urgent objection to Yarnton Manor Licence Application

I wish to object to the recent licence application made by Yarnton Manor. My grounds for this objection are as follows.

Yarnton is currently a small and peaceful village with a large play area for children of all ages at its very heart. The Licence application by Yarnton Manor is to stage Music Festivals and other events in the hope of attracting large crowds and Audiences.

Yarnton is simply unable to cater for such events and i feel that the large volume of both people and traffic which will be created will affect the privacy, security and safety of children in the village. I also object to the level of noise and disruption that such events will cause to vulnerable Elderly citizens living in close proximity to Yarnton Manor.

Yours Sincerely

Richard Moss
6 Livingstone Close
Sandy Lane
Yarnton
Oxfordshire
OX51DY

Charlotte Johnson

From:
Sent: 02 July 2015 16:55
To: Licensing
Cc: Amy Sollis;
Subject: URGENT OBJECTION to Yarnton Manor Licence Application

I would like to strongly oppose the above application.

To allow such a large number of attendees is excessive. Yarnton is a very small quiet village and the impact of the traffic congestion in Church Lane and surrounding roads would be enormous to the local residents. This would also have a serious impact on our services such as the fire, ambulance and police, with very limited access.

Events held at Blenheim Palace can be heard in Yarnton and the said location being surrounded by high trees and walls will have little or no effect in protecting the young and elderly residents from the loud levels of noise during the events and rowdy behaviour from these people leaving the events.

The supply of alcohol until 3:00am will probably subject local residents to anti social behaviour, possible crime and disorder.

Another concern would be the necessity of high levels of security needed to eliminate under age drinking and eliminate drug taking.

Jennifer Reeve
68 Great Close Road
Yarnton

Sent from my iPad

Charlotte Johnson

From:
Sent: 02 July 2015 13:49
To: Licensing
Cc:
Subject: URGENT:- Objection to the Yarnton Manor Licence Application

Yarnton Manor Licence Application

As a resident of Yarnton living in close proximity to Yarnton Manor (my address is 13 Pixey Close, Yarnton, OX5 1FY), I wish to raise the following objections to the above application:

I feel that if this licence was to be granted, then I and the neighbourhood would suffer from noise, disturbance and anti-social behaviour because of the noise from events and customers arriving/leaving.

Anyone wishing to attend an event would need to do so by foot or their own vehicle as there is no public transport that directly passes the Manor, plus the busses through the village cease to run at 10:40pm during the week (Monday through Saturday) and 7:40pm on Sundays. This in itself will cause significant disturbance, the area is normally very quiet during late evening and the early hours of the morning, particularly any arrivals/departures after midnight will cause a disturbance. Also during large scale events where would these vehicles be parked, on land owned/operated by the licensee or on the residential roads closest to the venue?

The use of Yarnton Manor as a venue for late night entertainment is not an appropriate one because of the character of the area, and also does not seem to align itself with the primary use of the Manor as an educational summer school for pre-Oxford University students. Previously the owners have cited the "protection of vulnerable young adults" as a reason for reclaiming land associated with the manor.

In conclusion the setting of Yarnton for an out of city night club/venue would seem to wholly inappropriate.

Yours sincerely,

Richard Moran

Mr Roy Furniss
New Barn Cassington Road
Yarnton
Kidlington
Oxford
OX5 1QD

2nd July 2015

Dear Sir

I am writing to object to the application from Yarnton Manor for a licence to hold events within the grounds of Yarnton Manor that will take place throughout the year.

The area is generally very quiet and any noise outside has the potential to carry and cause disturbance.

MY OBJECTIONS ARE 1 THE PREVENTION OF PUBLIC NUISANCE

2 THE PROTECTION OF CHILDREN FROM HARM

3 THE PREVENTION OF CRIME AND DISORDER

I sincerely hope that common sense will prevail for the residence of Yarnton.

Yours sincerely

Roy Furniss

Charlotte Johnson

From:
Sent: 02 July 2015 08:11
To: Licensing
Cc:
Subject: URGENT Objection to the Yarnton Manor Licence Application.

Yarnton Manor Licence Application

As a resident of Yarnton (my address is 29 DASHWOOD AVENUE, YARNTON, OX5 1NJ), I wish to raise the following objections to the above application:

Church Lane, which leads to Yarnton Manor, is very narrow and only has footpaths for some of its length. Traffic attending events at the Manor would cause horrendous congestion and problems for residents in Church Lane and people attending church either for services or weddings, funerals, baptisms, etc..

Noise from live music and films would adversely affect residents living in the vicinity of the Manor and would also carry across the whole village especially as the licence application covers events out of doors and until the early hours of the morning.

The supply of alcohol until 3 am could subject local residents to antisocial behaviour and noise.

Park Close, which leads off Church Lane, contains sheltered homes for elderly residents, who would be particularly affected by any disruption. Carers and emergency services could also be subjected to delays and parking problems.

In view of the fact that the owners of Yarnton Manor have closed footpaths on their property to the public citing Child Protection issues, it would seem very inappropriate to be holding events of the nature for which the licence is applied.

MRS NICOLA DAWN JONES